

PROVO MUNICIPAL COUNCIL

Redevelopment Agency of Provo Regular Meeting Agenda

5:30 PM, Tuesday, January 18, 2022 Hybrid meeting: <u>youtube.com/provocitycouncil</u> or Council Chambers, 351 W. Center Street, Provo, UT 84601

This meeting will be conducted as a hybrid meeting, with some in-person components as well as continued virtual meeting access. The meeting will be available to the public for live broadcast and ondemand viewing on YouTube and Facebook at: youtube.com/provocitycouncil and facebook.com/provocouncil. If one platform is unavailable, please try the other. If both services are down or unavailable, after a reasonable (but short) time waiting to see if the services resume, the remainder of the meeting will be postponed to the next week, with appropriate public notice given of the rescheduled date. If you do not have access to the Internet, you can join via telephone following the instructions below. The in-person meeting will be held in the **Council Chambers**.

TO MAKE A VIRTUAL PUBLIC COMMENT:

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

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

January 18 Council Meeting: Dial 346 248 7799. Enter Meeting ID 842 7509 9174 and press #. When asked for a participant ID, press #. To join via computer, visit zoom.us and enter the meeting ID and passcode: 570873.

Decorum

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

Opening Cere	emony
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Roll Call

Prayer

Pledge of Allegiance

Presentations, Proclamations, and Awards

1. A presentation on crosswalk safety for pedestrians and drivers, presented by Provo City School District students from the Center for Advanced Professional Studies program. (22-012)

Public Comment

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

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

Please limit your comments to two minutes.

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

Redevelopment Agency of Provo

2. A resolution appropriating \$442,974 in the tax increment fund of the redevelopment agency for a post-performance payment related to parks impact fees for Cityview Apartments. (22-006)

Action Agenda

- 3. A resolution consenting to the appointment of individuals to various boards and commissions. (22-009)
- 4. A presentation of the Popular Annual Financial Report by the Provo City Finance Division. (22-014)
- 5. A resolution appropriating \$37,050 in the economic development division in the general fund for a sales tax increment post performance payment to Parkway Village. (22-008)
- 6. A resolution of the municipal council urging sustained and increased support in the annual state budget allocated to the LeRay McAllister fund for the preservation of farms and open land in the state of Utah. (22-007)
- 7. An ordinance amending Provo City code to adopt policies and procedures for the dedication of private streets and utilities. Citywide Application. (PLOTA20210360).
- 8. An ordinance amending the zone map classification of approximately 0.40 acres of real property, generally located at 152 E 500 S, from Residential Conservation (RC) to Low Density Residential (LDR). Maeser Neighborhood. (PLRZ20180057)
- 9. An ordinance amending Provo City code sections 14.17D.020, 14.17D.040, and 14.34.296 to make changes to the Airport Zone permitted uses, and minor lot, and design standards requirements. Citywide Application. (PLOTA20210411)

Adjournment

Hybrid Meeting Protocol

For the past year, the Provo City Municipal Council has been meeting without an anchor location, pursuant to Utah's *Open and Public Meetings Act*, and has instead conducted all meetings online. Notwithstanding the ongoing coronavirus pandemic and Utah County's high level of coronavirus transmission, the Municipal Council has determined to hold its meetings at an anchor location AND online. We invite interested persons to participate:

- in the Council Chambers located at the City Center building; OR
- online by watching the live broadcasts at <u>youtube.com/provocitycouncil</u> and <u>facebook.com/provocouncil</u>.

We encourage attendees to maintain appropriate health protocols such as wearing masks and social distancing. Public comment may be received in person OR online (by calling in or logging onto the Zoom Webinar) which are detailed in meeting notices and agendas, and on the broadcasts. Follow the instructions provided on public notices of each meeting.

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.org or using their contact information listed at: provo.org/government/city-council/meet-the-council

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at <u>youtube.com/ProvoCityCouncil</u> To send comments to the Council or weigh in on current issues, visit <u>OpenCityHall.provo.org</u>.

The next Council Meeting will be held on Tuesday, February 1, 2022. The meeting will be conducted **in a hybrid format**. 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 aides and services) during this meeting are invited to notify the Provo Council Office at 351 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email evanderwerken@provo.org at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

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

Notice of Compliance with Public Noticing Regulations

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

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter:DIXONHDepartment:Mayor OfficeRequested Meeting Date:01-18-2022

SUBJECT: A presentation on crosswalk safety for pedestrians and drivers, presented

by Provo City School District students from the Center for Advanced

Professional Studies program. (22-012)

RECOMMENDATION: Public awareness only

BACKGROUND: Three students and their instructor accepted a project from Provo City regarding crosswalk safety for pedestrians and drivers to better inform the public about the responsibilities and rules regarding crosswalk usage. These three students - Alexis, Olive and Norvin have created public service announcement video to be presented at the Council meeting.

FISCAL IMPACT: none

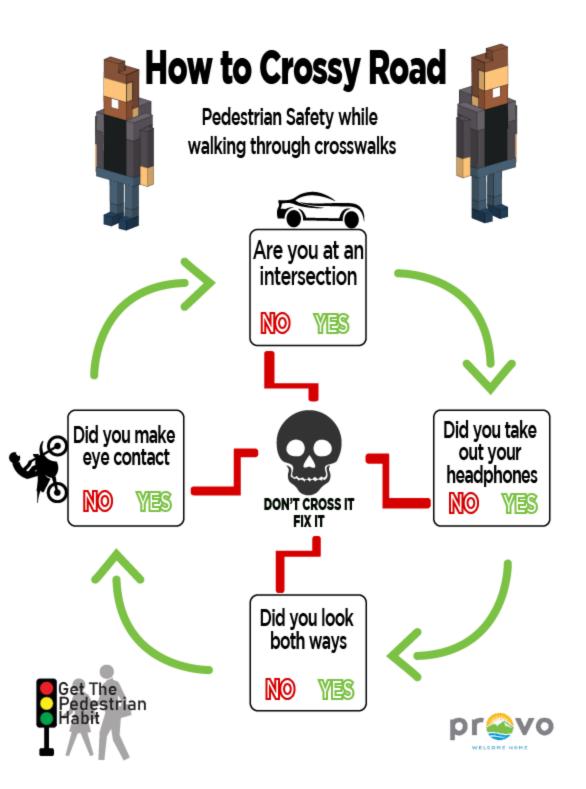
PRESENTER'S NAME: Dixon Holmes, Assistant CAO & Alexis, Olive and Norvin

REQUESTED DURATION OF PRESENTATION: 5 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

Walkability and pedestrian safety

CITYVIEW OR ISSUE FILE NUMBER: 22-012



IF YOU HIT A PEDESTRIAN AT:



https://youtu.be/7Tma7gLxj24

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: DWALTER

Department: Development Services

Requested Meeting Date: 01-04-2022

SUBJECT: A resolution appropriating \$442,974 in the tax increment fund of the

redevelopment agency for a post-performance payment related to parks

impact fees for Cityview Apartments. (22-006)

RECOMMENDATION: Adopt a resolution approving the appropriation of fund balance in Fund 274, the tax increment fund, to pay the park impact fees for 200 Cityview Apartments

BACKGROUND: In August 2016, the Redevelopment Agency agreed to use tax increment to pay for the Park Impact fees for the development of 200 Cityview apartments due to the higher than anticipated construction bids PEG received.

The Parks and Recreation Department is now ready to improve the property identified as Assessor's Parcel Number 05:013:0027 and needs these Park Impact Fees to complete those improvements.

FISCAL IMPACT: \$442,974

PRESENTER'S NAME: David Walter, RDA Director

REQUESTED DURATION OF PRESENTATION: 15 Minues

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

Pursue economic development initiatives Eliminate blight

Provide a vibrant downtown environment

CITYVIEW OR ISSUE FILE NUMBER: 22-006

Redevelopment Agency of Provo City Corporation

Staff Memorandum

Appropriation of tax increment fund balance

December 16, 2021

Department Head

Bill Peperone 852-6402

Presenter

David Walter 852-6167

Required Time for Presentation

15 Minutes

Is This Time Sensitive

Yes

Case File # (if applicable)

Not applicable

Purpose of Proposal

 Approve the appropriation of tax increment fund balance to pay the Park Impact fees pursuant to the Memorandum of Understanding with PEG Development for 200 Cityview Apartments

Action Requested

 Staff recommends that the Redevelopment Agency Board approve the attached resolution appropriating the funds to pay the Park Impact fees for 200 Cityview authorizing the Chief Executive Officer or her designee to sign the Exclusive Right to Negotiate

Relevant City Policies

- Pursue economic development initiatives
- Eliminate blight
- Provide a vibrant downtown environment

Budget Impact

• \$442,974, Source of funds, fund balance Fund 274

Description of this item

- In August 2016, the Redevelopment Agency agreed to use tax increment to pay for the Park Impact fees for the development of 200 Cityview apartments due to the higher than anticipated construction bids PEG received.
- The Parks and Recreation Department is now ready to improve the property identified as Assessor's Parcel

 Number 05:013:0027 and needs these Park Impact Fees to complete those improvements. The attached resolution appropriates the funds from the Tax Increment fund balance. Staff recommends that the Redevelopment Agency Board approve the attached
resolution appropriating the payment for Park Impact fees for 200 Cityview apartments and authorizing the Chief Executive Officer or her designee to sign any and all paperwork necessary for that transfer.

1	RESOLUTION RDA 2022
2	
3	A RESOLUTION APPROPRIATING \$442,974 IN THE TAX INCREMENT
4	FUND OF THE REDEVELOPMENT AGENCY FOR A POST
5	PERFORMANCE PAYMENT RELATED TO PARKS IMPACT FEES FOR
6	CITYVIEW APARTMENTS. ()
7	
8	WHEREAS, the Redevelopment Agency of Provo City Corporation entered into a
9	Memorandum of Understanding with PEG Development to pay impact fees for the development
10	of Cityview Apartments (Cityview) on August 16th, 2016; and
11	
12	WHEREAS, the funding source for the appropriation is Tax Increment Fund property tax
13	revenues received because of the development of Cityview; and
14	
15	WHEREAS, the Parks and Recreation Department is now ready to improve the property
16	identified as Assessor's Parcel Number 05:013:0027 and needs these Park Impact Fees to
17	complete those improvements; and
18	
19	WHEREAS, on January 04, 2022 and January 18, 2022, the Redevelopment Agency of
20	Provo City Corporation Board met to ascertain the facts regarding this matter and receive public
21	comment, which facts and comments are found in the public record of the Agency Board's
22	consideration; and
23	
24	WHEREAS, all persons for and against the proposed appropriation were given an
25	opportunity to be heard; and
26	
27	WHEREAS, after considering the Chief Executive Officer's recommendation, and facts
28	and comments presented to the Agency Board, the Agency Board finds the proposed
29	appropriation reasonably furthers the health, safety, and general welfare of the citizens of Provo
30	City.
31	
32	NOW, THEREFORE, be it resolved by the Board of the Redevelopment Agency of
33	Provo City Corporation as follows:
34	
35	PART I:
36	

The Chief Executive Officer is hereby authorized to appropriate \$442,974 in the Tax Increment Fund of the Redevelopment Agency for a property tax increment post performance payment to the Parks and Recreation Department of Provo City for the Park Impact fees associated with the development of Cityview Apartments.

PART II

The Chief Executive Officer or the Officer's designee is authorized to make minor changes and to sign any other documentation necessary to facilitate this transaction.

46	
47	PART III:
48	
49	This resolution shall take effect immediately.
50	
51	END OF RESOLUTION.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: EVANDERWERKEN

Department: Council

Requested Meeting Date:

SUBJECT: A resolution consenting to the appointment of individuals to various boards

and commissions. (22-009)

RECOMMENDATION: Council's advice and consent for Mayor's appointments

BACKGROUND: Council's advice and consent for Mayor's appointments to the indicated boards and comissions.

FISCAL IMPACT:

PRESENTER'S NAME: Mayor Michelle Kaufusi

REQUESTED DURATION OF PRESENTATION: 25 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-009

RESOLUTION 2022-1 2 A RESOLUTION CONSENTING TO THE APPOINTMENT OF INDIVIDUALS 3 TO VARIOUS BOARDS AND COMMISSIONS. (22-009) 4 5 WHEREAS, the Mayor, acting pursuant to her statutory authority, has recommended that 6 individuals be appointed to serve on various boards and commissions as detailed below; and, 7 8 WHEREAS, on January 18, 2022, the Municipal Council met to ascertain the facts 9 regarding this matter, which facts are found in the public record of the Council's consideration; 10 and 11 12 WHEREAS, after considering the Mayor's recommendation and facts presented to the 13 Municipal Council, the Council (i) consents to the board appointments set forth below and (ii) 14 finds such appointments will reasonably further the health, safety and general welfare of the 15 citizens of Provo City. 16 17 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, Utah, as 18 follows: 19 20 PART I: 21 22 1. Pursuant to Provo City Code Section 14.04B.010, the Municipal Council consents to 23 the appointment of the individuals listed below to serve on the Transportation and Mobility 24 Advisory Committee (TMAC), in the designated seat, for the prescribed term: 25 26 27 Appointee's Name Board Seat <u>Term Expiration Date</u> Greg McFarlane December 31, 2024 Academia 28 **TMAC** 29 2. Following said appointments, there are 6 members and 3 vacancies (including 30 alternates) on the Transportation and Mobility Advisory Committee, as shown on the attached 31 Exhibit A. 32 33 PART II: 34 35 Pursuant to Utah Code Section 35A-8-404, the Municipal Council consents to the 36 appointment of the individuals listed below to serve on the listed board or commission for the 37 prescribed term: 38 39 Appointee's Name Board Term Expiration Date 40 Lauren Manzione Housing Authority December 31, 2024 41 42

43

44

PART III:

Pursuant to Provo City Code Section 2.20.020, the Municipal Council consents to the
appointment of the individuals listed below to serve on the listed board or commission for the
prescribed term:

Appointee's Name	<u>Board</u>	<u>Term Expiration Date</u>
Mario Markides	Airport Board	December 31, 2024
Laura Cabanilla	Parks and Recreation Board	December 31, 2024
Bonnie Morrow	Parks and Recreation Board	December 31, 2022
Doug Gardner	Parks and Recreation Board	December 31, 2024

PART IV:

The citizens whose names appear below shall be appointed to serve on the following board for the term shown:

Appointee's Name	<u>Board</u>	Term Expiration Date
Mark Greenwood	Building Inspection Board of Appeals	December 31, 2025

PART V:

Pursuant to Provo City Code Section 12.01.030, the Municipal Council consents to the appointment of the individuals listed below to serve on the Energy Board for the prescribed term:

Appointee's Name	<u>Board</u>	<u>Term Expiration Date</u>
Erin Hernandez	Energy Board	December 31, 2025
Julie Rash	Energy Board	December 31, 2025
Carol-Lyn Jardine	Energy Board	December 31, 2025

PART VI:

This resolution and the board and commission appointments indicated herein shall take effect immediately.

END OF RESOLUTION.

Name Seat		Term Expiration Date	Appointing Resolution	
James Hamula	District 1 and Business/Community	June 30, 2025	2021-36	
Joy McMurray	Organization Representative District 2	June 30, 2022	2019-38	
David Arnold	District 3	June 30, 2022	2019-38	
Vacant	District 4			
Clancy Black	District 5	June 30, 2023	2020-22	
Laurie Urquiaga	Planning Commission member	For duration of service on Planning Commission	2021-36	
Greg McFarlane	Representative of college-level transportation academia	December 31, 2024	This resolution	
Vacant	Alternate			
Vacant	Alternate			

-

¹ This Exhibit includes the Transportation and Mobility Advisory Committee appointees in the resolution to which it is attached. Anyone not so appointed should be removed from the Exhibit.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter:KZARBOCKDepartment:FinanceRequested Meeting Date:01-01-2018

SUBJECT: A presentation of the Popular Annual Financial Report by the Provo City

Finance Division. (22-014)

RECOMMENDATION: Presentation only - No action requested

BACKGROUND: The Provo City Finance Division has prepared the Popular Annual Financial Report for Fiscal Year 2021. This is a citizen-friendly summary of the Comprehensive Annual Financial Report that was presented to the Council in December 2021.

FISCAL IMPACT: \$0

PRESENTER'S NAME: John Borget, Director of Administrative Services

REQUESTED DURATION OF PRESENTATION: 5-10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-104





POPULAR ANNUAL FINANCIAL REPORT

City of Provo, Utah

FISCAL YEAR ENDED June 30, 2021



INTRODUCTION

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TO THE CITIZENS OF PROVO

e are proud to present the City of Provo's Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2021. This report gives readers a summary of the City's financial standing. The purpose of the PAFR is to illustrate the City's financial information in a clear, concise manner giving all readers, both financial and non-financial, the understanding of where revenue comes from and where dollars are being spent. Most importantly, it is essential that our citizens understand the key services that the City provides to make Provo a safer and more enjoyable place in which to work, live, and play.

The PAFR summarizes the financial activities of the City and is drawn from a more detailed report called the **Comprehensive Annual Financial Report**. This annual report includes financial statements that were prepared in conformance with Generally Accepted Accounting Principles (GAAP) and audited by HBME, LLC, an independent auditing firm. The 2021 annual report has received an unmodified (clean) opinion. The numbers contained within the annual report were acquired by applying the basis of accounting principles as prescribed by the Governmental Accounting Standards Board (GASB).

Although the numbers used in the PAFR come from an audited source, we have presented them in a condensed, easy to understand, non-GAAP format. GAAP reports deal with the presentation of segregated funds as well as full disclosure of all material financial and non-financial events in notes to the financial statements, while non-GAAP reports do not contain such notes. Citizens who wish to review audited GAAP basis financial statements can refer to the City of Provo's Comprehensive Annual Financial Report, which is available from the Finance Department or on the City of Provo's website at https://www.provo.org/departments/finance/financial-reports.

Provo has received the Government Finance Officer Association award for last year's PAFR which indicates the City's commitment to providing a report to residents that is easy to understand and gives an overview of the City's finances. As a municipality, we want to continue to be transparent with and accountable for the City's financial information. We anticipate that after reading this year's PAFR, community members will be reassured that public dollars are being used to build a better, safer, and stronger Provo. With the help of all departments, the City, in 2021, has accomplished many goals set within the General Plan and Master Plan documents. All of these positive achievements have helped to increase growth and success in our City. We look forward to the future of Provo.

We are honored to serve Provo citizens and hope you enjoy reviewing the 2021 PAFR. We welcome any input, questions, and comments you may have regarding this report. You may contact the Finance Division at 801-852-6505.

Sincerely,

Min Kanfur

Michelle Kaufusi



Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

Provo City Corporation
Utah

For its Annual Financial Report for the Fiscal Year Ended

2020

Chuitophu P. Morrill
Executive Director/CEO

GFOA Outstanding Achievement Award for the 2020 PAFR

TO VIEW BOTH THE
CITY'S FULL
COMPREHENSIVE
ANNUAL FINANCIAL
REPORT AND POPULAR
ANNUAL FINANCIAL
REPORT, PLEASE VISIT:
https://www.provo.org/
departments/finance/financial-

COVER PHOTO: Timpanogos Golf Club

1

PROVO AT A GLANCE

The City of Provo was incorporated in 1851 and is located in a metropolitan area in Utah County that has a dynamic and diverse economy. The City has received numerous awards as one of the finest cities in the United States in which to live and do business.

The City has a diverse manufacturing and industrial base. Major industries include retail business, light manufacturing, software development, and a university community. This diversity stabilizes the unemployment rate and offers a broad range of employment opportunities.

Provo's economy continues to outperform the national economy in the midst of the COVID-19 pandemic, with Provo's unemployment rate averaging 2.96% for the fiscal year compared to the United States average unemployment rate of 6.92% (jobs.utah.gov). The City closely monitors the current economic environment and plans and budgets for the future accordingly. You can view the City's budget at https://www.provo.org/departments/finance/financial-reports.



TOP TEN EMPLOYERS

- 1. Brigham Young University
- 2. Utah Valley Regional Medical Center
- 3. Vivint, Inc.
- 4. Revere Health (Central Utah Medical Clinic)
- 5. Chrysalis Utah, Inc.

- 6. Qualtrics, LLC
- 7. RBD Acquisition Sub, Inc
- 8. Frontier Communications
- 9. UHS of Provo Canyon, Inc
- 10. Utah State Hospital

PROVO AT A GLANCE (continued)

Significant Events

Timpanogas Golf Club (featured on cover) renovation project was completed on time and under budget.

New City Hall - Construction continued on the new City Hall and public safety building, with an expected completion date in May of 2022.

New Airport Terminal - Construction continued on the new airport terminal with an expected construction completion date of May 2022. When completed, this will include the new terminal building and the associated parking lots, access roads, apron, and de-ice pads. The newer and larger terminal will include four gates with the ability to expand to ten gates.

Provo Parks and Recreation achieved accreditation through the Commission for Accreditation of Parks and Recreation Agencies, becoming one of only 180 accredited departments out of over 10,000 nationally.

Rotary Park Court conversion project was completed with a June 2021 opening ceremony. This includes 4 new tennis and 8 new pickleball concrete based courts.

Top Rankings

#1 BEST PERFORMING CITY (Milken Institute, February 2021)

#1 SAFEST BIG CITY IN UTAH (MoneyGeek; January 2021)

#1 PLACE WHERE AMERICANS GIVE THE MOST TO CHARITY

(SmartAsset; November 2020)

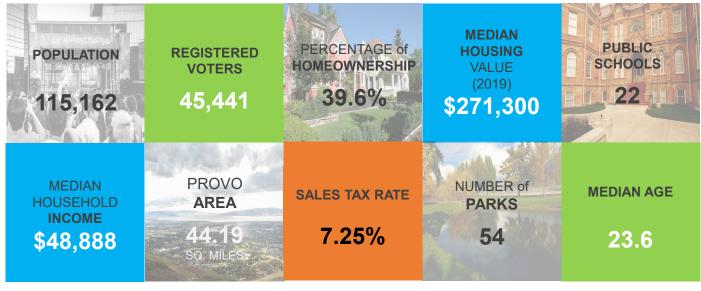
#3 BEST COLLEGE CITY IN AMERICA

(WalletHub), December 2020)

#3 BEST-RUN CITY (WalletHub; July 2020)

#21 SAFEST CITY IN THE NATION

(MoneyGeek; January 2021)



ELECTED OFFICIALS

MAYOR & CITY COUNCIL



Left to right: Shannon Ellsworth, Travis Hoban, Bill Fillmore, Mayor Michelle Kaufusi, Dave Sewell (Chair), George Handley, David Harding, David Shipley (Vice-Chair)

CITY ADMINISTRATION (801) 852-6000

Chief Deputy Mayor	Isaac Paxman
Chief Administrative Officer	Wayne Parker
Assistant City Administrative Officer	Dixon Holmes
Administrative Services	John Borget
City Attorney	Brian Jones*
Community & Neighborhood Services	Bill Peperone*
Customer Service	Amanda Ercanbrack*
Development Services	Bill Peperone
Energy	Travis Ball
Fire Chief	James Miguel
Library Services	Gene Nelson
Parks and Recreation	Scott Henderson
Police Chief	Fred Ross*
Public Works	David Decker
*Appointed in Fiscal Ye	ar 2022

COUNCIL ADMINISTRATION (801) 852-8200

KEY CITY SERVICES

The following includes brief highlights of major departments and services within Provo City. Please refer to the Provo City website at <u>provo.org</u> for any additional information about departments or services described.

Mayor—The Mayor's Office enforces laws applicable to those residing or conducting business in Provo, executes policies adopted by the Municipal Council, prepares and submits the annual city budget, and recommends for adoption such measures as may be deemed necessary or proper for the efficient operation of the City.

Administrative Services—Administrative Services is comprised of the Finance, Human Resources, and Information Systems divisions within the general fund. Administrative Services is also responsible for the administration of the Justice Court and for facility maintenance throughout the City of Provo.

Attorney's Office—The Attorney's Office provides the City with a broad range of legal services, including criminal prosecution, litigation, claims and risk management, and safety. The Attorney's Office also initiates and defends civil lawsuits on behalf of Provo City, reviews contracts, participates in negotiations, and provides legal opinions.

Community & Neighborhood Services—This department is responsible for regulating land development that takes place within the City. Long Range Planning, Zoning, Housing, Parking Enforcement, Licensing, and Property Management work together to provide the City with an aesthetically pleasing, clean, and safe environment.

Customer Service—The Customer Service Department provides residents with a way to report issues and acquire information from the City. The department also provides other services such as issuing passports and accepting utility payments.

Development Services—is responsible for regulating land development that takes place within the City. Short Term Planning balances socio-economic forces, natural resources, and public input to promote sound and orderly development in Provo.

Energy—The Energy Department provides reliable electricity with superior customer service at a competitive price to the residents and businesses in Provo.

Fire—The Fire Department is responsible for delivering emergency and support services in the following areas: fire prevention and education, inspection services, fire suppression, emergency medical treatment and ambulance transport, rescue services, and hazardous materials response.

Library—The Provo City Library provides the community with a center for information, instruction, learning, leisure, and cultural opportunities. The Library has over 215 thousand items in adult and children's circulation, along with access to thousands of online eBooks and audiobooks.

Parks and Recreation—The Parks and Recreation Department oversees the maintenance of all parks throughout Provo. The recreation center, the gun range, Peaks Ice Arena, and the Covey Center are also managed by this department, as well as all youth and adult recreation programs.

Police—The Police Department provides response to community-initiated calls for service and enforces all laws. The department provides proactive policing and service to the community including animal control, community-based pollution, and crime prevention.

Public Works—The Public Works Department is responsible for maintaining streets in Provo, garbage collection, water resources and reclamation, storm drain maintenance, airport administration, and fleet management.

STATEMENT OF NET POSITION

The City's governmental activities increased \$28.7 million in total net position, which represents a 7.64% increase from the prior year's net position. The City's business-type activities increased \$37.1 million in total net position, which represents a 11.25% increase from the prior year's net position. A major contributor to the increase in net position for both governmental activities and business-type activities is operating grants, capital grants, and other contributions.

The City, as a whole, increased total net position by \$65.9 million, which is a 9.33% increase from the prior year.

The full Statement of Net Position can be located in our Comprehensive Annual Financial Report, located at https://www.provo.org/departments/finance/financial-reports.

STATEMENT OF NET POSITION

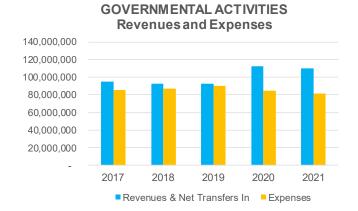
	Governmen	overnmental Activities Business-Type Activities		Total		
	2021	2020	2021	2020	2021	2020
Current assets	\$ 188,122,966	\$ 185,251,285	\$ 87,516,330	\$ 72,037,401	\$ 275,639,296	\$ 257,288,686
Capital assets, net	392,917,618	360,139,400	359,427,624	317,934,167	752,345,242	678,073,567
Other non-current assets	28,639,257	26,298,091	14,140,716	10,705,461	42,779,973	37,003,552
Total Assets	609,679,841	571,688,776	461,084,670	400,677,029	1,070,764,511	972,365,805
Deferred Outflows of Resources	9,221,356	8,516,023	1,568,979	1,377,952	10,790,335	9,893,975
Current liabilities	56,074,972	34,986,041	24,871,637	18,695,807	80,946,609	53,681,848
Non-current liabilities	127,266,849	144,136,503	67,449,251	51,360,401	194,716,100	195,496,904
Total Liabilities	183,341,821	179,122,544	92,320,888	70,056,208	275,662,709	249,178,752
Deferred Inflows of Resources	30,404,327	24,684,956	2,859,190	1,685,425	33,263,517	26,370,381
Net Position						
Net investment in capital assets	307,163,818	297,030,512	292,257,186	268,883,944	599,421,004	565,914,456
Restricted	15,418,477	10,080,095	12,895,977	1,628,190	28,314,454	11,708,285
Unrestricted	82,572,754	69,286,692	62,320,348	59,801,214	144,893,102	129,087,906
Total net position	\$ 405,155,049	\$ 376,397,299	\$ 367,473,511	\$ 330,313,348	\$ 772,628,560	\$ 706,710,647

Unrestricted net position represents the available funds the City has at a point in time to *pay for emergencies, shortfalls, or other unexpected needs* in both the Governmental and Business-Type Activities. Unrestricted net position allows management to *track the City's financial position over time*. The City's unrestricted net position increased during fiscal year 2021.

STATEMENT OF ACTIVITIES

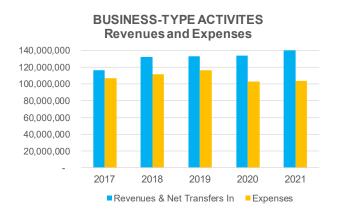
FUNCTIONS OF GOVERNMENTAL ACTIVITIES

- General Government
- Public Safety
- Public Services
- Culture and Recreation
- Community Revitalization
- Interest on Long-Term Debt



FUNCTIONS OF BUSINESS-TYPE ACTIVITIES

- Golf Course
- Water
- Wastewater
- Energy
- Airport
- Utility Transportation
- Sanitation
- Storm Drain
- Ice Sheet



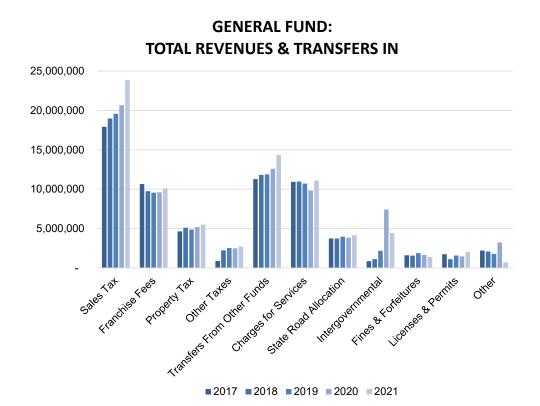
As shown in the graphs above, both the Governmental and Business-type activities show trends of steady or increasing revenues. Expenditures have been consistently lower than revenues for both Governmental and Business-type activities.

The graph for governmental activities includes net transfers-in with revenues since 10% of certain business-type revenues (i.e., energy, storm drain, water, sanitation, and wastewater revenues) are transferred to the general fund to support governmental activities. In addition, 1% of these same revenues is transferred out of business-type activities for road maintenance. Consequently, because of the transfers, the graph for business-type activities includes net transfers out with expenses.

The full, disclosed Statement of Activities can be located in our Comprehensive Financial Annual Report located at https://www.provo.org/departments/finance/financial-reports.

GENERAL FUND REVENUES

The General Fund is the general operating fund of the City. By law, the City may only have one general fund. Below is a five-year comparison of the General Fund total revenues and transfers in.

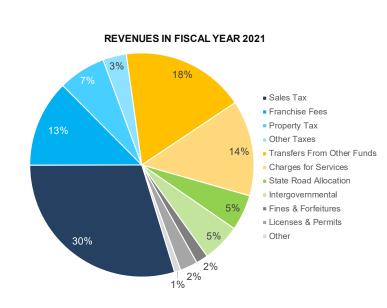


As shown above, **sales tax continues to increase**—a good indicator that Provo and the State of Utah's economy continues to grow.

The largest source of revenue for the General Fund was sales tax (30%), followed by transfers from other funds (18%) and charges for services (14%).

Charges for services includes fees charged by various City departments, such as Parks & Recreation fees.

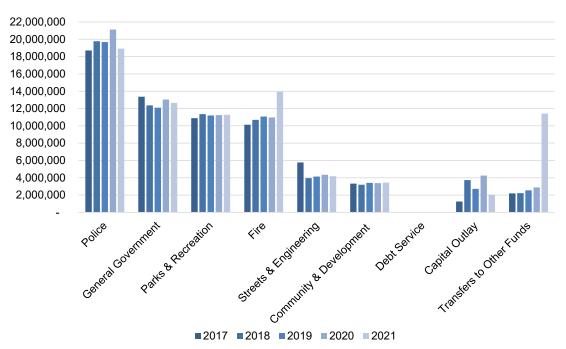
Intergovernmental revenue comes from grants obtained through the County, State, or federal government.



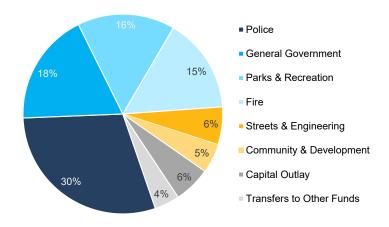
GENERAL FUND EXPENSES

Below is a five-year comparison of general fund expenditures and transfers out. Expenses decreased or stayed relative-ly constant in each category, with the exception of Fire and Transfers to Other Funds. Fire's expenses increased and Police decreased because the Emergency Response expenses were combined with Fire's expenses in the FY21 report. However, in previous years, Emergency Response expenses were combined with Police. Transfers to Other Funds was higher because savings from the CARES Act funding was transferred to a new fund called the Legacy CIP Fund.

GENERAL FUND: TOTAL EXPENSES & TRANSFERS OUT



EXPENSES IN FISCAL YEAR 2021



The general fund's largest expenses continued to come from the Police Department (30%), followed by the General Government category (18%), which is comprised of the Mayor's Office, City Council, Finance, Human Resources, Justice Court, and Legal functions. Parks & Recreation accounts for 16% of expenses, and the Fire Department accounts for 15% of expenses.

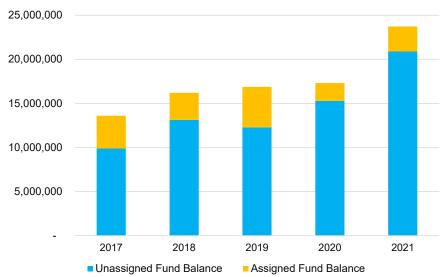
In most categories, personnel costs made up the largest portion of expenses.

of EMPLOYEES WORKING UNDER THE GENERAL FUND Employees = Full-time Equivalents (FTE's)

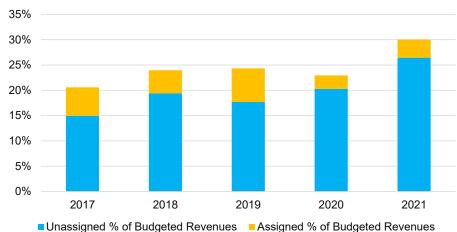
9

GENERAL FUND: FUND BALANCE

GENERAL FUND FUND BALANCE: ASSIGNED & UNASSIGNED



RATIO of ASSIGNED & UNASSIGNED FUND BALANCE to REVENUES & TRANSFERS



FUND BALANCE is the difference between the General Fund's assets and liabilities. It is the net worth of the City.

Assigned fund balance shows how much money has been set aside for specific purposes.

Unassigned fund balance is an indication of the amount of available resources the City has at a point in time to fund emergencies, shortfalls, or other unexpected needs.

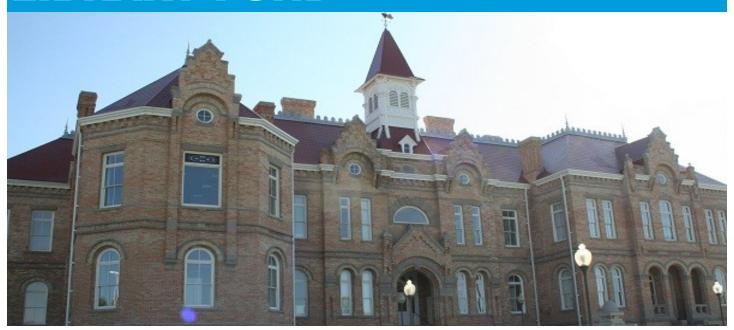
The ratio depicted in the bottom left graph is determined by dividing the amount of assigned & unassigned fund balance by the general fund revenue and subsidy transfers.

The Municipal Council has established a goal to have assigned & unassigned general fund balance between 20%-35%.

In fiscal year 2021, assigned and unassigned fund balance increased by \$6,422,140 or 37%, primarily due a large increase in sales tax revenue.



LIBRARY FUND

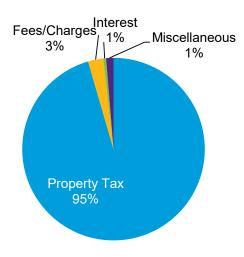


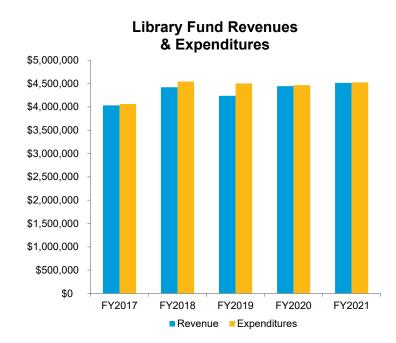
The Provo Library was founded over 100 years ago with the goal of being a community center for information, instruction, leisure, and cultural opportunities.

In the past year, the Library checked out over 1.7 million items, which includes formats such as downloadable eBooks and audiobooks. During fiscal year 2021, 26,282 people attended 337 programs held for children, teens, and adults.

The Library Fund is the largest single **special revenue fund** within Provo City. The Provo City Library is funded primarily by property tax dollars.



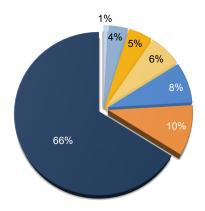




THERE ARE 59 EMPLOYEES WORKING UNDER THE LIBRARY FUND Employees = Full-time Equivalents (FTE's)

PROPERTY TAX SUMMARY

The City of Provo receives a portion of the property taxes collected on taxable real property located within the City. These tax dollars support public safety services such as those provided by police and fire departments, as well as many other critical government functions.



Property Tax Burden for \$200,000 Market Value Property					
State Charter Schools	\$	15.02			
Central Utah Water	\$	66.00			
Provo Library Fund	\$	81.84			
Provo General Fund	\$	112.70			
Utah County	\$	140.75			
Provo Debt Service Fund	\$	173.42			
School District	\$	1,142.79			

Total Tax Burden for the taxable value of a \$300,000 Home.

1,732.50

Between its three funds, Provo City received 21.3% of the overall property tax burden.

The majority of the property taxes paid by Provo City residents are allocated to the Provo School District, which is a separate entity from Provo City.

PROVO CITY'S TOP TEN PROPERTY TAX PAYERS

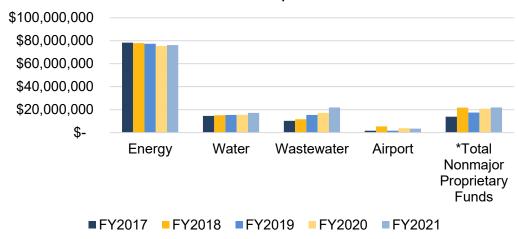
Amounts expressed in thousands

		2021 Assessed		% Total of
Tax Payer	Type of Business	Valuations		Valuation
SIR Properties Trust (Microfocus)	Technology	\$	111,909	1.53%
IHC Hospitals Inc	Health Care		98,228	1.35%
Nu Skin International Inc	Retail		91,508	1.25%
B+ F Timpanogos Tech Center LLC	Technology		79,732	1.09%
Century Land Holdings	Investments		52,632	0.72%
Union Pacific Railroad Company	Transportation		49,919	0.68%
Vista Heights Investments	Investments		42,903	0.59%
Duncan Aviation	Transportation		41,105	0.56%
Questar Gas	Utilities		38,191	0.52%
Brixton Provo Mall LLC	Retail		37,588	0.51%
	Subtotal	<u> </u>	643,715	8.80%
	All Others		6,656,137	91.20%
		\$	7,299,852	100.00%

ENTERPRISE FUNDS

ENTERPRISE FUNDS: REVENUES & TRANSFERS IN

5-Year Comparison

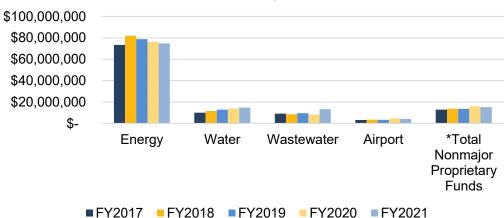


Enterprise funds are used to account for City operations that are financed and operated in a manner similar to private businesses. Revenues and expenses related to utilities including Provo Power (energy), water, wastewater, and sanitation (garbage, recycling, and green waste) are accounted for in enterprise funds.

*Readers interested in more details should read the Comprehensive Annual Financial Report available at https://www.provo.org/departments/finance/financial-reports.

ENTERPRISE FUNDS: EXPENSES & TRANSFERS OUT

5-Year Comparison



of EMPLOYEES WORKING UNDER ENTERPRISE FUNDS Employees = Full-time Equivalents (FTE's)

 Energy.......67
 Water.....39
 Wastewater....34
 Airport......6

 Sanitation.....21
 Golf.......15

DEBT SUMMARY (CITYWIDE)

Provo City has employed a variety of financing techniques for capital improvements, as described below:

General Obligation Bonds: These bonds allow municipalities to borrow money to fund capital improvements and infrastructure. Repayment of General Obligation Bonds is guaranteed by the "full faith and credit" of the City.

Revenue Bonds: Revenue bonds are secured by the issuer pledging specific revenues either from the projects being financed and/or other dedicated revenue sources such as franchise fees of utility service revenue.

Capital Leases: The City uses capital leases to purchase vehicles and equipment.

At the end of fiscal year 2021, the City had \$182 million in long-term debt outstanding which represents a .64% decrease from the prior year .

Debt Activity (in \$000s)	Balance 6/30/202		et Debt Added (Issued)	Debt Repaid Retired)	_	lance at 30/2021
Compensated Absences	9,4	74	3,283	(2,842)		9,915
Capital Leases	5,9	58	-	(1,342)		4,616
Notes Payable	3,3	370	-	(234)		3,136
General Obligation Bonds:	99,2	236	-	(4,837)		94,399
General Revenue Bonds	17,8	350	-	(2,430)		15,420
Energy Revenue Bonds	16,3	354	-	(840)		15,514
Water Revenue Bonds	9,8	802	-	(507)		9,295
Wastewater Revenue Bonds	8,	74	14,955	(426)		22,703
Stormwater Revenue Bonds	2,	'12	-	(646)		2,066
Airport Sales Tax Revenue Bonds	5,3	809	-	(309)		5,000
Total	l: \$ 178,2	:39 \$	18,238	\$ (14,413)	\$	182,064

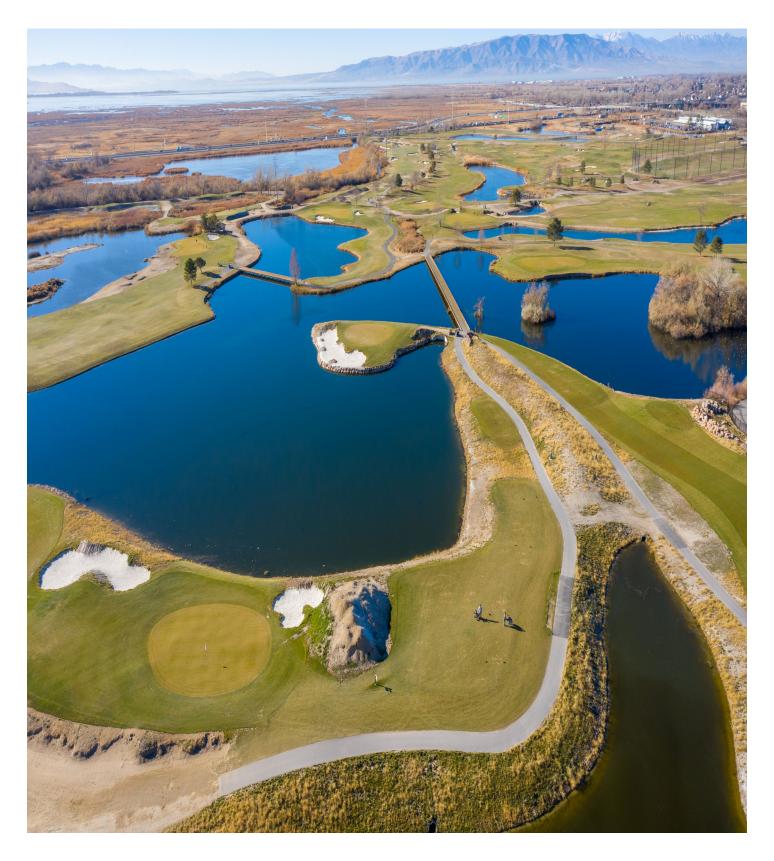
Historical Debt (in \$000s)	2017	2018	2019	2020	2021
General Obligation Bonds	\$ 34,867	\$ 35,411	\$ 103,961	\$ 99,237 \$	94,399
General Revenue Bonds	25,702	23,568	20,156	17,850	15,420
Utility Revenue Bonds	43,857	41,648	39,381	37,042	49,578
Sales Tax Revenue Bonds	-	5,507	5,473	5,309	5,000
Capital Leases	6,793	5,797	7,274	5,958	4,616
Notes Payable	-	-	1,150	8,370	3,136
Compensated Absences	8,414	8,850	8,897	9,474	9,915
Total	: \$ 119.633	\$ 120.781	\$ 186.292	\$ 183.240 \$	182.064

DEBT SUMMARY (CONTINUED)

Bond Ratings: Similar to how individuals have credit scores, municipalities receive bond ratings from three agencies. The three agencies are S&P Global, Fitch Ratings, and Moody's Investors Service. The table below shows Provo City's bond ratings from one or more of these agencies for individual revenue and general obligation bonds that comprise the City's debt.

Bond Ratings					
	Rating Agency		gency		
Bond	S&P	Fitch	Moody's		
Energy System Revenue Bonds Series 2015A	AA	AA-			
Wastewater Revenue Bonds Series 2015A	AA	AA-			
Water Revenue Bonds Series 2015A	AA	AA			
General Obligation Series 2011	AA+				
General Obligation Refunding Bonds Series 2017	AA+		Aa1		
General Obligation Bonds Series 2019	AA+		Aa1		
Sales Tax Revenue Bonds 2004	AAA		Baa2		
Sales Tax Revenue Bonds Series 2017	AAA				
Stormwater Revenue Bonds Series 2010B			Aa3		





CONTACT US:

General - (801) 852-6000 Finance - (801) 852-6505

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: RBREEN

Department: Development Services

Requested Meeting Date: 01-04-2022

SUBJECT: A resolution appropriating \$37,050 in the economic development division in

the general fund for a sales tax increment post performance payment to

Parkway Village. (22-008)

RECOMMENDATION: Budget Appropriation approval of \$37,050 from the General Fund.

This is for a Work Meeting and then to be placed on the next available Council Meeting.

BACKGROUND: On November 15, 2016 the Municipal Council approved a resolution authorizing the Mayor to execute an agreement between Provo City and Parkway Village LLC, the ownership group of the Parkway Village shopping center located at 2255 North University Parkway. At the meeting the Council was presented with a request to reimburse the ownership group for certain extra-ordinary demolition, development and construction costs associated with the removal of an existing occupied retail pad, participation of the installation of a new traffic signal and the construction of a replacement retail pad. The reimbursement would be funded through retail sales tax increment above the established predetermined sales tax revenue actually generated by the retail center as of a certain date. The baseline revenue was established at \$136,476, which represents one half of one percent of total sales generated at the center, or that portion of sales tax revenue received by Provo City from the retail center, as provided by the State of Utah. In this agreement, Provo City will continue to receive the baseline amount of \$136,476. The developer/owner will receive, on an annual basis, a reimbursement against their actual out-of-pocket expenses, that is, any additional sales tax revenue above and beyond the baseline amount of \$136,476. The term of the agreement runs for ten years. In that time the developer/owner will be able to be reimbursed for up to one half the out-of-pocket costs for the above-described expenses. The target reimbursement amount as per the agreement is \$1,053,395.86 which is one half of the total out-of-pocket expenses which were \$2,106791.72. As this is the third payment in the ten-year agreement, that is \$37,050, which represents that amount over the baseline of \$136,476, it is not likely that full reimbursement amount will be achieved. Total received in 3 years is \$76,725.

FISCAL IMPACT: \$37,050

PRESENTER'S NAME: Keith Morey, Development Services

REQUESTED DURATION OF PRESENTATION: 10 minutes

<u>COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:</u> As a part of the resolution approved by the Municipal Council on November 15, 2016, it was determined that in this specific instance a reimbursement agreement of this nature was appropriate and consistent with economic development initiatives to encourage investment and bring more retail opportunities and sales tax revenue to Provo City.

CITYVIEW OR ISSUE FILE NUMBER: 22-008

1	RESOLUTION 2022-?.
2	A DEGOLUTION ADDRODDIATING MATASA DI TIVE EGONOMIC
3	A RESOLUTION APPROPRIATING \$37,050 IN THE ECONOMIC
4	DEVELOPMENT DIVISION IN THE GENERAL FUND FOR A SALES TAX INCREMENT POST PERFORMANCE PAYMENT TO PARKWAY VILLAGE.
5	
6 7	O
8	WHEREAS, the Municipal Council of Provo City Corporation has received a
9	recommendation from the Provo City Administration that \$37,050 be appropriated in the
10	Economic Development Division in the General Fund for a sales tax increment post performance
11	payment to Parkway Village; and
12	payment to Farkway vinage, and
13	WHEREAS, the funding source for the appropriation is General Fund sales tax revenues
14	received because of the performance of retail properties at Parkway Village; and
15	
16	WHEREAS, in November 2016, Provo City entered into a sales tax increment agreemen
17	with Parkway Village to offset and incentivize the removal of an existing occupied retail pad
18	participation of the installation of a new traffic signal, and the construction of a replacemen
19	retail pad remodel on their property located in Provo; and
20	
21	WHEREAS, on January 18, 2022, the Municipal Council met to ascertain the facts
22	regarding this matter and receive public comment, which facts and comments are found in the
23	public record of the Council's consideration; and
24	
25	WHEREAS, all persons for and against the proposed appropriation were given an
26	opportunity to be heard; and
27	
28	WHEREAS, after considering the Mayor's recommendation, and facts and comments
29	presented to the Municipal Council, the Municipal Council finds the proposed appropriation
30	reasonably furthers the health, safety, and general welfare of the citizens of Provo City.
31	NOW THEREFORE ha it received by the Manisimal Council of Prove City. Utah or
32 33	NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, Utah as follows:
34	ionows.
35	PART I:
36	TAKI I.
37	The Mayor is hereby authorized to appropriate \$37,050 in the Economic Development
38	Division in the General Fund for a sales tax increment post performance payment to Parkway
39	Village, applying to the fiscal year ending June 30, 2022.
40	mage, applying to the income year enaming came to, = 0==1.
41	PART II:
42	
43	This resolution shall take effect immediately.
44	·
45	END OF RESOLUTION.



ADMINISTRATIVE SERVICES

TEL 801 852 6504 351 W CENTER ST PO BOX 1849 PROVO, UT 84603

NOTICE OF PUBLIC HEARING BEFORE THE PROVO MUNICIPAL COUNCIL

Notice is hereby given that the Municipal Council of Provo, Utah will hold a public hearing on the following item during the Council Meeting that will take place on Tuesday, January 18, 2022, at 5:30 p.m. in the Council Chambers located at the Provo City Center Building, 351 West Center Street, Provo, Utah. Anyone interested is invited to attend.

Provo City Council will consider an appropriation of \$37,050 in the General Fund for a sales tax increment post performance payment to Parkway Village. The funding source of the appropriation is General Fund sales tax revenues.

The meeting will also be available to the public for live broadcast and on-demand viewing at: youtube.com/provocitycouncil. Those who would like to participate in the meeting virtually may do so via Zoom. To join the Zoom meeting, visit zoom.us/join and enter Meeting ID 842 7509 9174 and Passcode 570873. To listen or comment via phone, dial 346-248-7799, enter Meeting ID 842 7509 9174 and press #. Press # again for participant ID. Once connected, press *9 to indicate that you would like to comment. For more information regarding how to comment in the electronic meeting, visit agendas.provo.org and click on the meeting agenda.

Kelsey Zarbock, Budget Officer

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter:JMAGNESSDepartment:CouncilRequested Meeting Date:01-04-2022

SUBJECT: A resolution of the municipal council urging sustained and increased

support in the annual state budget allocated to the LeRay McAllister fund for the preservation of farms and open land in the state of Utah. (20-007)

RECOMMENDATION: Presentation and discussion.

BACKGROUND: The LeRay McAllister Critical Land Conservation Fund is an incentive program providing grants to encourage communities and landowners to work together to conserve their critical lands. The fund targets lands that are deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes. The LeRay McAllister Critical Land Conservation Fund is an incentive program providing grants to encourage communities and landowners to work together to conserve their critical lands. The fund targets lands that are deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes.

In 2020, the McAllister Fund contributed \$300,000 to help conserve the 40-acre Robin's Ranch in Northwest Provo.

In 2021, the Quality Growth Commission is considering applications for four additional farms on Provo's west side, 80 acres of agricultural and critical open space between the Provo River, Utah Lake State Park, and the new Provo River Delta Restoration Project

FISCAL IMPACT:

PRESENTER'S NAME: Councilors Handley and Ellsworth

REQUESTED DURATION OF PRESENTATION: 15 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-007

36

budgetary support for the LeRay McAllister Fund above that of the previous year, as administered by the Utah Quality Growth Commission, for the preservation of farms, recreation, and open land in Utah.

39 40 41

42

BE IT FURTHER RESOLVED, that the Clerk of Provo City transmit duly authenticated copies of this resolution to the President of the Utah Senate, to the Speaker of the Utah House of Representatives, to the Clerk of the Legislature, and to the news media of Utah.

43 44 45

END OF RESOLUTION

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: NLA

Department: Development Services

Requested Meeting Date: 12-14-2021

SUBJECT: An ordinance amending Provo City code to adopt policies and procedures

for the dedication of private streets and utilities. Citywide Application.

(PLOTA20210360).

RECOMMENDATION: Was heard at the December 8, 2021, Planning Commission were is was recomended for aproval 9:0

BACKGROUND: The City has recently received multiple requests from owners (mainly HOAs) of private roads in Provo that their streets and/or utilities be converted to public ownership. However, the City Code does not currently have a procedure in place for accomplishing this, nor does it list factors to consider when evaluating such a request. The proposed ordinance achieves both objectives. It creates a new Chapter with three Sections.

FISCAL IMPACT:

PRESENTER'S NAME: Aaron Ardmore, Planning Supervisor

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: PLOTA20210360

1		ORDINANCE 2022					
2							
3		PRDINANCE AMENDING PROVO CITY CODE TO ADOPT POLICIES					
4	AND PROCEDURES FOR THE DEDICATION OF PRIVATE STREETS AND						
5	UTIL	ITIES. CITYWIDE APPLICATION. (PLOTA20210360)					
6							
7	WHE	REAS, it is proposed that Provo City Code Chapter 15.23 be enacted; and					
8	*****						
9	WHEREAS, on December 8, 2021, the Planning Commission held a duly noticed public						
10	hearing to consider the proposed amendment, and after such meeting, the Planning Commission						
11	recommended	d approval to the Municipal Council by a vote of 9-0; and					
12	MATE	DEAG D 1 14 2021 11 10 2022 1 14 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
13	WHEREAS, on December 14, 2021 and January 18, 2022, the Municipal Council met to						
14 15	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						
16	are round in t	the public record of the Council 3 consideration, and					
17	WHE	REAS, after considering the Planning Commission's recommendation and facts and					
18		esented to the Municipal Council, the Council finds (i) Provo City Code should be					
19		described herein and (ii) the proposed amendment reasonably furthers the health,					
20		neral welfare of the citizens of Provo City.					
21	sarety and ge	metal wellare of the etizelis of 110 to etty.					
22	NOW	, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as					
23	follows:	, THERE OILE, be it of damed by the Franciscal Council of Trovo City, Cum, as					
24	10110 110.						
25	PART I:						
26							
27	Provo	City Code Chapter 15.23 is enacted as set forth in Exhibit A.					
28							
29							
30	PART III:						
31	·						
32	A.	If a provision of this ordinance conflicts with a provision of a previously adopted					
33		ordinance, this ordinance shall prevail.					
34		•					
35	B.	This ordinance and its various sections, clauses and paragraphs are hereby					
36		declared to be severable. If any part, sentence, clause or phrase is adjudged to be					
37		unconstitutional or invalid, the remainder of the ordinance shall not be affected					
38		thereby.					
39		·					
40	C.	The Municipal Council hereby directs that the official copy of the Provo City					
41		Code be updated to reflect the provisions enacted by this ordinance.					
42		- -					
43	D.	This ordinance shall take effect immediately after it has been posted or published					
44		in accordance with Utah Code 10-3-711, presented to the Mayor in accordance					
45		with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.					

47 <u>END OF ORDINANCE.</u>

Exhibit A

CHAPTER 15.23 DEDICATION OF PRIVATE STREETS TO PUBLIC OWNERSHIP

Sections:

15.23.010 Purpose15.23.020 Policy15.23.030 Administrative Procedures

15.23.010 Purpose.

This Chapter establishes policies and procedures for the dedication of private streets and utilities to public ownership. Private alleys are not eligible for dedication under this Chapter.

15.23.020 Policy.

- (1) Property owners may request that existing private streets and/or utilities be considered for dedication to public ownership, using the following process:
 - (a) The request must come in the form of a private dedication petition, which must be signed by property owners representing one hundred percent (100%) of the total linear frontage of the street and 100% of the ownership of the utility. In the case of a Homeowners Association (HOA), the petition must be signed by the board of trustees representing the owners or those with express authority to legally bind the HOA.
 - (b) By signing the petition, each petitioner agrees it is that petitioner's intent to dedicate the street or utility that is the subject of the petition to public ownership.
 - (c) The petition shall set forth the reasons for the proposed dedication and explain how dedicating the street or utility is in the public interest.
 - (d) The City's Public Works and Development Services departments will review the request and identify any deficiencies, including, but not limited to, ways in which the street or utilities do not satisfy the factors set forth in this Chapter and potential costs, liabilities, or logistical/maintenance/infrastructure problems the dedication may impose on the City if approved. If no deficiencies are identified, or all identified deficiencies have been corrected, the petition will be forwarded for final approval as provided in subsection (1)(g).
 - (e) The identified deficiencies will be communicated to the petitioners. Petitioners may choose to correct any or all of the identified deficiencies at their own expense prior to the Municipal Council review described in subsection (1)(f).
 - (i) No later than 30 days after receiving the list of deficiencies from the Public Works and Development Services departments, petitioners must notify the City in writing whether petitioners elect to correct deficiencies or request the petition be forwarded to the Municipal Council for consideration of an appropriation.
 - (ii) If petitioners elect to correct deficiencies, they must notify the City in writing when the corrective work is complete. The Public Works and Development

Services departments will then review the request again as set forth in subsection (1)(d).

- (iii) The process set forth in subsections (1)(d)-(e) will repeat until no further deficiencies are identified or until petitioners elect to submit the deficiencies to the Municipal Council for review.
- (f) Upon election by the petitioners, any deficiencies identified through the City's review and uncorrected by the petitioners will be reviewed by the Municipal Council to consider appropriation of the estimated costs necessary to remedy the deficiencies. However, the Council may not appropriate money to correct deficiencies that this Chapter specifically states will not be paid for by the City. If all remaining deficiencies associated with a petition are of this type, the petition will not be sent to the Municipal Council for review and will be deemed rejected.
 - (i) If the Municipal Council does not authorize the appropriation, the petition shall be deemed rejected and the street or utilities will not be dedicated to public ownership.
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- (g) Upon referral under subsection (1)(d) or (1)(f), the petition will be considered by the Coordinators Review Committee (CRC) Executive Committee, consisting of the Chief Administrative Officer and directors of the following departments: Public Works, Development Services, Parks and Recreation, Fire, and Energy. The CRC Executive Committee will decide whether to grant final approval of the petition under subsection (1)(h).
- (h) Dedication to public ownership may be approved by the CRC Executive Committee only if a finding has been made that dedication is in the public interest and all the conditions in subsection (3) have been met. The mere fact that the conditions in subsection (3) are met does not guarantee that the street will be approved for public ownership.
- (2) The following factors, among others, may be considered by the CRC Executive Committee in determining whether dedication is in the public interest:
- (a) The street provides or can provide access to open space, public facilities/uses, or other public amenities.
- (b) The street provides or can provide an improvement to the surrounding pedestrian or vehicular circulation pattern.
- (c) The street provides or can provide an identified planning goal as noted in the adopted master plan for the neighborhood.
- (d) Dedicating the street or utility to public ownership will encourage reinvestment in the community.
- (e) Dedicating the street or utility to public ownership will improve water conservation in the community.
- (f) Dedicating the street or utility to public ownership will increase maintenance efficiency for City workers.
- (g) Dedicating the street or utility to public ownership will mitigate a hazardous condition and/or will lead to an improvement in health or safety conditions in the community.

- (h) Dedicating the street or utility to public ownership will enhance public safety for the community and surrounding area (e.g. access, certified maintenance, and use of fire hydrants for a high-risk fire danger area).
- (3) Private streets and utilities will not be approved for public ownership unless:
 - (a) The street surface features and/or utilities meet current City standards, the petitioners have received funding to bring them up to current City standards, or it is demonstrated that the key objectives of current City standards are already being met by existing conditions.
 - (i) In determining whether street surface features meet these requirements, the CRC Executive Committee may specifically consider:
 - (A) The street's grade, surface, and width as they relate to health, safety, and the ability of the City to provide services;
 - (B) Fire Code standards; and
 - (C) Current state and federal standards, such as those contained in the Americans with Disabilities Act of 1990 (ADA).
 - (b) Deteriorated retaining walls and other private property features abutting the proposed public ownership have been removed, repaired, or replaced by the property owners to ensure public safety.
 - (c) The City is able to safely and efficiently provide services (fire protection, garbage collection, snow removal, etc.) along the street.
- (4) Except as described in subsection 1(f), the City will not pay the cost of underground or surface improvements to bring the street or utilities into compliance with subsection (3). The burden is on the private street property owners to fund necessary improvements.
 - (a) Private street property owners may pursue funding options to bring the street and/or utilities into compliance with subsection (3) through the City's community development block grant (CDBG), capital improvement program (CIP), or special assessment area (SAA) programs.
- (5) If matching funding is requested from the City through the CDBG or CIP programs, or through creation of an SAA, the request will be considered through the routine processes for allocation of those funds and will not be given priority.
- (6) The City will not agree to split the ownership of utilities and streets unless the public interest in dedication is compelling. Utilities and streets are the only property the City will consider for conversion to public ownership. The City will not accept any other property, liabilities, or responsibilities of the private property owners.
- (7) If a private street was created as part of a planned development:
 - (a) The City will not pay or share the cost of repairing or improving the street. However, property owners may pursue funding options as described in subsection (4)(a).
 - (b) An amendment to the planned development is required.

- (c) The amendment process will be reviewed by the planning commission with a recommendation forwarded to the Municipal Council.
- (d) The petition for dedication for such a street will only be forwarded to the CRC Executive Committee for final approval under subsection (1)(h) if the Municipal Council approves the amendment.
- (8) The City may determine that a street proposed to be dedicated requires an evaluation or audit to ensure compliance with ADA standards as described in subsection (3)(a)(i). Petitioners will be responsible for funding any evaluation or audit deemed necessary.
- (9) The City will not take ownership of a street that does not allow public access.
- (10) The City will not take ownership of a street that is targeted for redevelopment as identified in a City master plan.
- (11) No specific rights or guarantees for use of the street, such as on street parking, are conveyed to private street owners when a private street becomes publicly owned.

15.23.030 Administrative Procedures.

The Mayor is authorized to adopt additional, consistent administrative procedures necessary to implement this policy.





Provo City (Legal)

Staff Memorandum

Ordinance for Dedication of Private Streets to Public Ownership

December 8, 2021 Planning Commission

Department Head

Brian Jones (801) 852-6143

Memorandum Author

Matthew Griffiths (801) 852-6359

Case File # (if applicable)
N/A

Purpose of Proposal

 To move forward on a Provo City Code ordinance establishing criteria and procedures for petitions that request dedication of privately owned streets to public (City) ownership.

Action Requested

Approval of proposed ordinance.

Relevant City Policies

• Provo City Code Chapter 15.23.

Description of this item (at least 2 paragraphs)

- The City has recently received multiple requests from owners (mainly HOAs) of private roads in Provo that their streets and/or utilities be converted to public ownership. However, the City Code does not currently have a procedure in place for accomplishing this, nor does it list factors to consider when evaluating such a request. The proposed ordinance achieves both objectives. It creates a new Chapter with three Sections.
- Section 15.23.010 explains the purpose of the new Chapter.
- Section 15.23.020 contains the dedication policy, which is

divided into 11 subsections.

- The requirements for submitting a petition under subsection (1) include obtaining signatures from all applicable property owners, or in the case of an HOA, those with authority to legally bind the HOA. The petition must state reasons for the request and explain how dedication is in the public interest. Public Works and Development Services will then evaluate the petition and identify deficiencies, if any. Petitioners may elect to have the City Council consider appropriation of certain costs to remedy deficiencies. Once all deficiencies have either been corrected or the Council has authorized appropriation of funds to correct them, the petition is forwarded to the Coordinators Review Committee (CRC) executive team for final approval.
- Subsection (2) gives factors to be considered when determining whether dedication is in the public interest.
- Subsection (3) explains certain standards which, if not met, will disqualify a private street from being approved for public ownership.
- Subsections (4), (5), and (6) explain that the City will not pay the cost of certain improvements and lay out other possible funding options for those improvements.
- Subsection (7) explains that if a private street was created as part of a planned development, an amendment to the development approved by the City Council is required before the street can be dedicated to public ownership.
- Subsection (8) explains that a street may require an evaluation or audit to ensure it complies with ADA standards.
- Subsection (9) states that the City will not take ownership of a street that does not allow for public access.

- Subsection (10) states that the City will not take ownership of a street targeted for redevelopment.
- Subsection (11) explains that no specific rights or guarantees for use of the street will be conveyed to private street owners once the street becomes publicly owned.
- Section 15.23.030, the last Section in the Chapter, explains that the Mayor may adopt additional procedures necessary to implement this policy.
- The procedures and requirements in the dedication policy are intentionally strict because of the potential downsides to the City in accepting such a dedication. There would be, of course, additional City cost and labor in having to maintain and repair roads and utilities that in some cases have been privately owned for decades. Additional staffing may be required. Some utilities do not have current equipment (water meters, etc.) and in some cases would require extensive work to meet City standards. Some private roads do not have sidewalks on one or both sides of the street, and some roads/utilities may be difficult to access by repair and maintenance crews.

CHAPTER 15.23 DEDICATION OF PRIVATE STREETS TO PUBLIC OWNERSHIP

Sections:

15.23.010 Purpose 15.23.020 Policy

15.23.030 Administrative Procedures

15.23.010 Purpose.

This Chapter establishes policies and procedures for the dedication of private streets and utilities to public ownership. Private alleys are not eligible for dedication under this Chapter.

15.23.020 Policy.

- (1) Property owners may request that existing private streets and/or utilities be considered for dedication to public ownership, using the following process:
 - (a) The request must come in the form of a private dedication petition, which must be signed by property owners representing one hundred percent (100%) of the total linear frontage of the street and 100% of the ownership of the utility. In the case of a Homeowners Association (HOA), the petition must be signed by the board of trustees representing the owners or those with express authority to legally bind the HOA.
 - (b) By signing the petition, each petitioner agrees it is that petitioner's intent to dedicate the street or utility that is the subject of the petition to public ownership.
 - (c) The petition shall set forth the reasons for the proposed dedication and explain how dedicating the street or utility is in the public interest.
 - (d) The City's Public Works and Development Services departments will review the request and identify any deficiencies, including, but not limited to, ways in which the street or utilities do not satisfy the factors set forth in this Chapter and potential costs, liabilities, or logistical/maintenance/infrastructure problems the dedication may impose on the City if approved. If no deficiencies are identified, or all identified deficiencies have been corrected, the petition will be forwarded for final approval as provided in subsection (1)(g).
 - (e) The identified deficiencies will be communicated to the petitioners. Petitioners may choose to correct any or all of the identified deficiencies at their own expense prior to the Municipal Council review described in subsection (1)(f).
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community and surrounding area (e.g. access, certified maintenance, and use of fire hydrants for a high-risk fire danger area).

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15.23.030 Administrative Procedures.

The Mayor is authorized to adopt additional, consistent administrative procedures necessary to implement this policy.



PUBLIC WORKS

TEL 801 852 6780 1377 S 350 E PROVO, UT 84606

Public Works Staff Report Hearing Date: 12/8/2021

PLOTA20210360 - Ordinance Text Amendment

Item #1 Summary:

Matthew Griffiths requests an Ordinance Text Amendment to Title 15, to add a new chapter establishing policies and procedures for the dedication of private streets and utilities. City-wide application.

Staff Recommendation:

Public Works has reviewed the Ordinance Text Amendment, and recommends **Approval**.

Dave Decker, Public Works Director David Day, Development Engineering Coordinator

Provo City Planning Commission

Report of Action

December 08, 2021

*ITEM 1 Matthew Griffiths requests an Ordinance Text Amendment to Title 15, to add a new chapter establishing policies and procedures for the dedication of private streets and utilities. City-wide application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20210360

The following action was taken by the Planning Commission on the above described item at its regular meeting of December 08, 2021:

RECOMMENDED APPROVAL

On a vote of 9:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Lisa Jensen Second By: Ally Jones

Votes in Favor of Motion: Lisa Jensen, Ally Jones, Daniel Gonzales, Laurie Urquiaga, Brian Henrie, Robert Knudsen,

Dave Anderson, Peter Fife, Miles Miller Laurie Urquiaga was present as Chair.

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

TEXT AMENDMENT

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

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

• City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

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

- Mrs. Hatfield stated her support for the intent of the ordinance but is not in favor of the current version and would like to see some changes in the text.
- Ms. Gibbons stated her support for the Quail Valley HOA to be able to have their roads and utilities be public.

APPLICANT RESPONSE

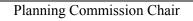
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Provo staff clarified that Quail Valley HOA was the start of the proposed ordinance, but the language was written in a way that it will be able to apply to any future request.
- Staff believes that the language gives the right amount of discretion to staff to use current City standards and staff judgement in determining that best choice for the City.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

• The Planning Commission asked staff about the ability to take aged infrastructure and what the costs to the City would be. They wanted to ensure that the City would not have the burden of up-front costs when roads or infrastructure go from private to public. They determined that if the Public Works and Legal staff are confident in the language, then they support it.



Director of Development Services

Bell Peperane

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

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

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Matthew Griffiths requests an Ordinance Text Amendment to Title 15, to add a new chapter establishing policies and procedures for the dedication of private streets and utilities.

Citywide Application
PLOTA20210360

CHAPTER 15.23

DEDICATION OF PRIVATE STREETS TO PUBLIC OWNERSHIP

Sections:

15.23.010 Purpose

15.23.020 Policy

15.23.030 Administrative Procedures

15.23.010 Purpose.

This Chapter establishes policies and procedures for the dedication of private streets and utilities to public ownership. Private alleys are not eligible for dedication under this Chapter.

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5.23.030 Administrative Procedures.

The Mayor is authorized to adopt additional, consistent administrative procedures necessary to implement this policy.

From: RaDene Hatfield

Sent: Monday, December 6, 2021 12:56 PM

To: Aaron Ardmore

Cc: Harlan Hatfield; Amber Gudmundson; Tom Sturtevant; David Sewell; Bill Fillmore

Subject: A message for Planning Commission regarding the proposed ordinance amendment to Title 15

Dear Planning Commission:

First, we want to express our thanks for the work of the Commission and City staff in addressing private to public infrastructure transfers. We are writing to try to identify the issue we see with the current version of the dedication ordinance.

After reviewing and commenting on several drafts by now, we see that the drafters' primary position is that private property is ineligible for transfer to the city unless it meets current standards. This is appropriate for newly constructed assets. Developers and owners should not be permitted to build off spec assets and then turn them over to the City.

But a "current standards" criteria is inappropriate for assets that were adequately designed before current standards existed. So long as older assets were adequately designed in their era and have been maintained since the time of construction, such assets are of no greater burden to the city than other older assets already owned and maintained by the City. Indeed, that defines most of the City. Unless the transfer criteria take into account the change in city standards over time, the dedication ordinance will serve no real purpose because all but the very most recently designed and constructed assets will be outside of the ever-evolving "current standards."

On the other hand, there are important public goods achieved by transferring to public ownership adequately designed and reasonably maintained older assets. Professional oversight and management of infrastructure is a basic responsibility of city government for good reason--groups of citizens are not well equipped to take care of roads and utilities. That is a fundamental purpose for the taxes that citizens are required to pay. Public safety, transportation, fire suppression, water conservation, drinking water quality, sewage removal, and other critical goods are diminished over time without the City's professional oversight. Concerns about more City work or incrementally more potential future costs do not outweigh the public goods achieved by dedication of adequate infrastructure, even if designed and constructed in an earlier time.

We ask that you not dismiss the seriousness to the City and its citizens of a contaminated water system that could have been avoided or a conflagration because of an inoperable fire hydrant that could have been prevented. The public interests are best served by a dedication ordinance that is not limited solely to current standards but allows for incorporation of assets adequately designed when constructed and reasonably maintained since then. The current version of the dedication ordinance that will be presented to you on Wednesday evening is antithetical to these public interests.

Respectfully, Harlan & RaDene Hatfield

Provo, Utah

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: NLA

Department: Development Services

Requested Meeting Date: 01-18-2022

SUBJECT: An ordinance amending the zone map classification of approximately 0.40

acres of real property, generally located at 152 E 500 S, from Residential

Conservation (RC) to Low Density Residential (LDR). Maeser

Neighborhood. (PLRZ20180057)

RECOMMENDATION: To be heard at the January 18, 2022 Work & Council Meeting. Please see supporting documents.

BACKGROUND: Chris and Karen Knuttgen are requesting a zone map amendment in order to develop four townhomes on their property at 152 East 500 South. To achieve this, they are proposing a zone change from the Residential Conservation (RC) zone to the Low Density Residential (LDR) zone. The surrounding area to the west, north, and east is in the RC zone as well. The adjacent properties include an old home split into four units to the west, condos directly across the street, and a single-family home on the east. To the south is the M1 (Light Manufacturing) zone with the current use as a plumbing and heating company yard. There are issues with the associated Project Plan proposal that are detailed in that staff report which shed light on the recommendation from staff for this zone change.

FISCAL IMPACT:

PRESENTER'S NAME: Aaron Ardmore, Planning Supervisor

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: PLRZ20180057

OR	DIN	ΛN	CF'	2022-	

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AN ORDINANCE AMENDING THE ZONE MAP CLASSIFICATION OF APPROXIMATELY 0.40 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT 152 E 500 S, FROM RESIDENTIAL CONSERVATION (RC) TO LOW DENSITY RESIDENTIAL (LDR). MAESER NEIGHBORHOOD. (PLPPA20180058)

WHEREAS, it is proposed that the classification on the Zone Map of Provo for approximately 0.40 acres of real property, generally located at 152 E 500 S (an approximation of which is shown or described in Exhibit A and a more precise description of which will be attached hereto as Exhibit B after the Zone Map has been updated), be amended from Residential Conservation (RC) to Low Density Residential (LDR); and

WHEREAS, on January 12, 2022, the Planning Commission held a duly noticed public hearing to consider the proposal, and after such hearing the Planning Commission recommended approval of the proposal to the Municipal Council by a 8:0 vote; and

WHEREAS, the Planning Commission's recommendation was based on the project design presented to the Commission; and

WHEREAS, on January 18, 2022, 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

WHEREAS, after considering the Planning Commission's recommendation, and facts and comments presented to the Municipal Council, the Council finds (i) LDR is a more appropriate zone map classification than RC, (ii) the Zone Map of Provo, Utah should be amended as described herein; and (iii) the proposed zone map classification amendment for the real property described herein reasonably furthers the health, safety and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

 The Mayor is hereby authorized to negotiate and execute a development agreement as proposed by the applicant for this zone change, consistent with the representations made by the applicant and the applicant's representatives in the Council Meeting of January 18, 2022, an executed copy of which shall be attached hereto as Exhibit C after execution.

PART II:

The classification on the Zone Map of Provo, Utah is hereby amended from the Residential Conservation (RC) Zone to the Low Density Residential (LDR), for approximately 0.40 acres of real property generally located at 152 E 500 S, as described herein. The effective date of this zone map change shall be the date of final execution of the development agreement described in Part I.

PART III:

A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.

B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.

C. The Municipal Council hereby directs that the official copy of the Zone Map of Provo City, Utah be updated and codified to reflect the provisions enacted by this ordinance.

D. Except as otherwise stated in Part II, this ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

 E. Notwithstanding any provision or language to the contrary in this ordinance, if the Development Agreement authorized in Part I has not been fully executed by the necessary parties within one year from the date of the Municipal Council's approval of this ordinance, the entire ordinance shall expire, becoming null and void as if it had never been approved. Because the zone classification change contemplated in Part II cannot come into effect if the Development Agreement is not executed, neither the applicant nor any successor(s) in interest shall have any vested rights under this ordinance if it expires.

END OF ORDINANCE

EXHIBIT A – ZONE MAP





Planning Commission Hearing Staff Report

Hearing Date: January 12, 2022

*ITEM #2

Chris and Karen Knuttgen request a Zone Change from Residential Conservation (RC) to Low Density Residential (LDR) to allow for four (4) townhome units located at 152 E 500 S. Maeser Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20180057

Applicant: Knuttgen, Chris & Karen

Staff Coordinator: Aaron Ardmore

Property Owner: Knuttgen, Chris & Karen

Parcel ID#: 05:003:0003

Acreage: 0.40

Number of Properties: 1

Number of Units: 4

Related Applications: PLCP20180058

(Item #1)

ALTERNATIVE ACTIONS

- 1. Recommend Approval of the requested Zone Map Amendment. This action would not be consistent with the recommendations of the Staff Report.
- 2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is January* 26th at 6:00 P.M.

Current Legal Use: The current permitted use for the property is a single-family dwelling in the RC zone.

Relevant History: The building on the property dates back to 1890 but is not registered as a historic landmark. The property has been subject to occupancy and landscaping violations.

The Planning Commission heard this item on September 25, 2021 and continued it so the applicant could meet with staff to address a number of concerns with the site design, buildings, and overall project.

Neighborhood Issues: The applicants had met with the former neighborhood chair shortly after application regarding this proposal and did not receive any feedback. Since that time there have been some concerns from nearby residents regarding the character and design of the proposal.

Summary of Key Issues:

- The majority of the issues called out by the Planning Commission on September 25th have not been addressed.
- The Maeser Neighborhood Plan Future Land Use Map does not show this area for increased density.
- If this Project Plan and the Rezone were to be approved, they would need to be conditioned so that a subdivision plat is approved prior to final approval.

Staff Recommendation: That the Planning Commission recommends denial of the requested Zone Map Amendment to the LDR zone.

<u>OVERVIEW</u>

Chris and Karen Knuttgen are requesting a zone map amendment in order to develop four townhomes on their property at 152 East 500 South. To achieve this, they are proposing a zone change from the Residential Conservation (RC) zone to the Low Density Residential (LDR) zone.

The surrounding area to the west, north, and east is in the RC zone as well. The adjacent properties include an old home split into four units to the west, condos directly across the street, and a single-family home on the east. To the south is the M1 (Light Manufacturing) zone with the current use as a plumbing and heating company yard.

There are issues with the associated Project Plan proposal that are detailed in that staff report which shed light on the recommendation from staff for this zone change.

FINDINGS OF FACT

- 1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration for zoning map amendments:
 - Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: (responses in bold)
 - (a) Public purpose for the amendment in question.

 The public purpose for this zone map amendment is stated as facilitating additional housing opportunities.
 - (b) Confirmation that the public purpose is best served by the amendment in question. Staff believes that because of the issues detailed in the Project Plan staff report (Item #1) that the public purpose is not best served by this particular amendment. Creating safe and livable housing is important to the neighborhood and the City, not just fitting as mush as possible onto a site.
 - (c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.
 - The General Plan states that the primary housing goal is to "provide adequate housing that meets population demands and supports the health, safety, and welfare of the public." The proposed project tied to this proposed amendment does not provide quality or sustainable housing for families.

Additionally, the Maeser Neighborhood Plan does not identify this property for increased density.

- (d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.
 - There are no timing or sequencing issues related to this request.
- (e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.
 - The proposed amendment may hinder the General Plan's goals of providing quality housing.
- (f) Adverse impacts on adjacent landowners.
 - Adverse impacts on adjacent landowners could include the visual impact the massing of the proposed project, traffic conflicts with pedestrian traffic, and issues with trash collection.
- (g) Verification of correctness in the original zoning or General Plan for the area in question.
 - The General Plan and zoning have been verified as correct.
- (h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies. No conflict exists.

CONCLUSIONS

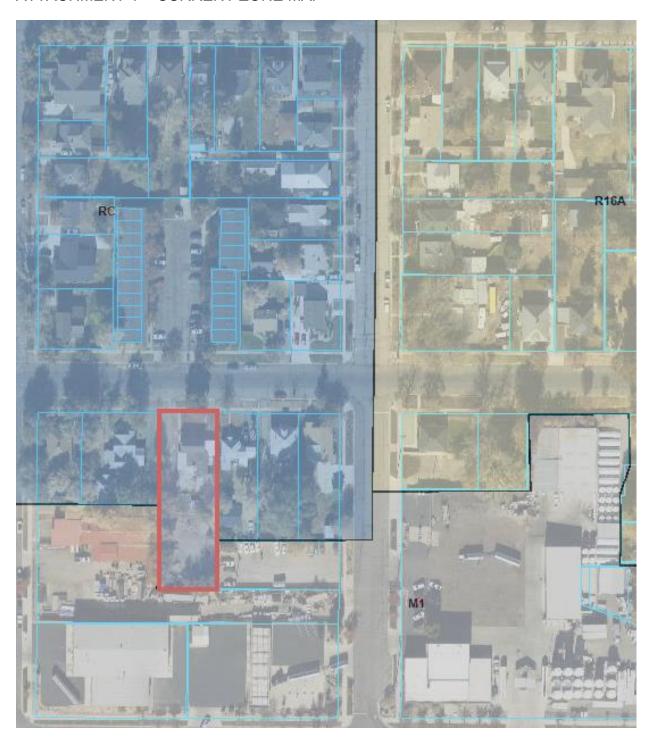
Staff has taken additional time to review the proposed project plan associated with this rezone request and has found it to be lacking. Staff, therefore, cannot support a zone map amendment that would produce a plan with so many issues.

Staff recommends that the Planning Commission recommends denial of the requested Zone Map Amendment to the LDR zone.

<u>ATTACHMENTS</u>

- 1. Current Zone Map
- 2. General Plan Map
- 3. Neighborhood Future Land Use Map

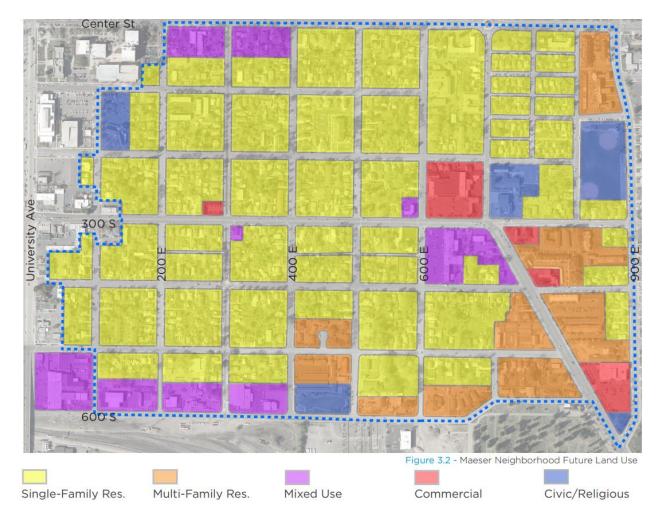
ATTACHMENT 1 – CURRENT ZONE MAP



ATTACHMENT 2 – GENERAL PLAN MAP



ATTACHMENT 3 - MAESER FUTURE LAND USE MAP





PUBLIC WORKS

TEL 801 852 6780 1377 S 350 E PROVO, UT 84606

Public Works Staff Report Hearing Date: 1/12/2022

PLRZ20180057 - Rezone: Knuttgen Property

Item #2 Summary:

Chris and Karen Knuttgen request a zone change from residential conservation (RC) to low density residential (LDR) to allow for four townhome units located at 152 E 500 S. Maeser Neighborhood.

Staff Recommendation:

Public Works has reviewed the application for rezone, and has no comments at this time.

Dave Decker, Public Works Director David Day, Development Engineering Coordinator

Provo City Planning Commission

Report of Action

January 12, 2022

*ITEM 2

Chris and Karen Knuttgen request a Zone Change from Residential Conservation (RC) to Low Density Residential (LDR) to allow for four (4) townhome units located at 152 E 500 S. Maeser Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20180057.

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 12, 2022:

RECOMMENDED DENIAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council deny the above noted application.

Motion By: Dave Anderson Second By: Brian Henrie

Votes in Favor of Motion: Dave Anderson, Brian Henrie, Robert Knudsen, Miles Miller, Laurie Urquiaga, Peter Fife, Lisa Jensen, Daniel Gonzales

Laurie Urquiaga was present as Chair.

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

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

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

RELATED ACTIONS

The Planning Commission denied the associated Project Plan (Item #1 on the agenda).

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

Important issues raised by City departments – addressed in Staff Report to Planning Commission

NEIGHBORHOOD MEETING DATE

The Neighborhood Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

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

• Sam Oman stated his concerns regarding space for garbage storage, parking and access issues, possible sewer pump issues, and a lack of open space for the future residents of the building.

APPLICANT RESPONSE

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

• Greg Cronin and Chris Knuttgen addressed the Planning Commission to respond to concerns. They feel that the project meets standards and will provide needed residences for people in Provo. They stated their intent to sell the units individually, and that development costs are the main reason to try for four units.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Laurie Urquiaga confirmed the size of the lot with staff to ensure it met code.
- Lisa Jensen summarized the issues from the last hearing and which concerns were still not met. There was some discussion on what changes had been made since the previous hearing.
- Dave Anderson shared his view of the project, insisting that three units would be better. He believes the project as shown is not very livable with no common areas on the site and still has concerns.
- Peter Fife inquired of the applicant on their plans to rent or sell the units and why they insisted on four.
- Robert Knudsen asked for more information on surrounding uses and whether they would pose any issues for the proposed project.
- The Planning Commission shared concerns that had not been addressed since the previous hearing regarding livability, a lack of open spaces, and trying to fit too much on the site.

Planning Commission Chair

Bell Peperane

Director of Development Services

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

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

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

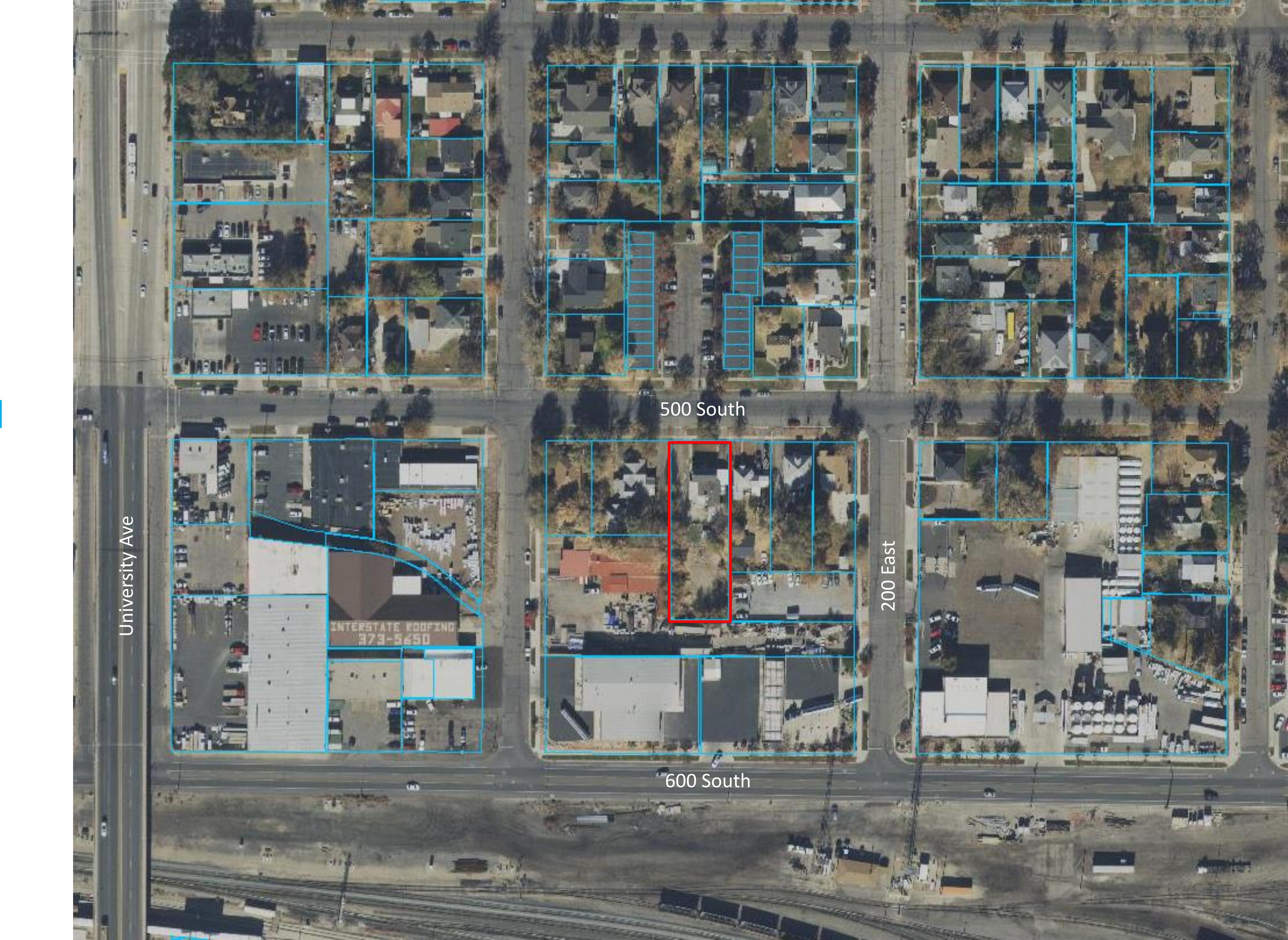
BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A	
COM. 163 FT W OF NE COR OF BLK 3, PLAT B, PROVO CITY SURVEY; W 74.5 FT; S 232 FT; E 74.5 FT; N 232 FT TO BEG.	
Page 3 of 3	

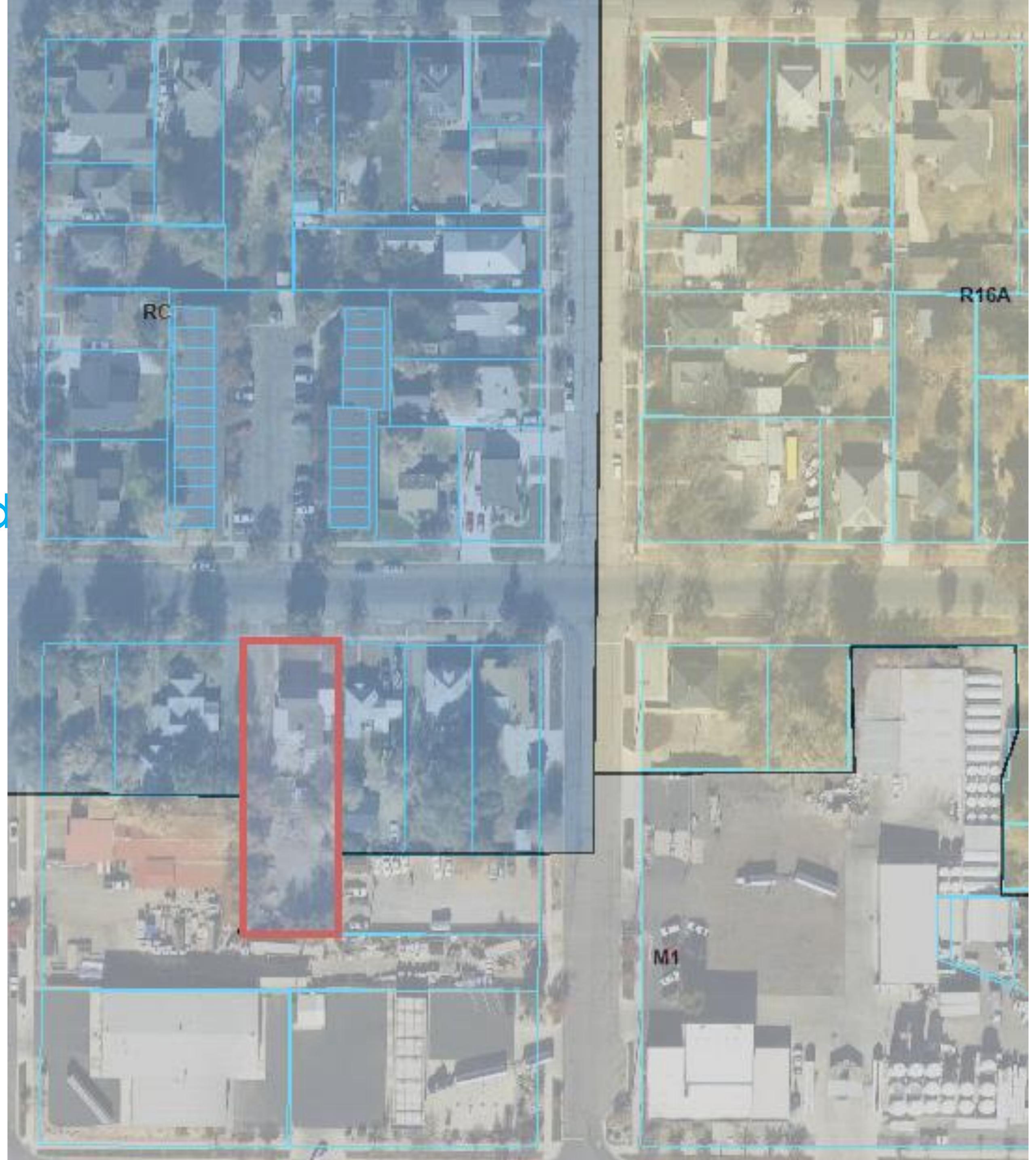
Chris and Karen Knuttgen request a Zone Change from Residential Conservation (RC) to Low Density Residential (LDR) to allow for four (4) townhome units located at 152 E 500 S.

Maeser Neighborhood
PLRZ20180057

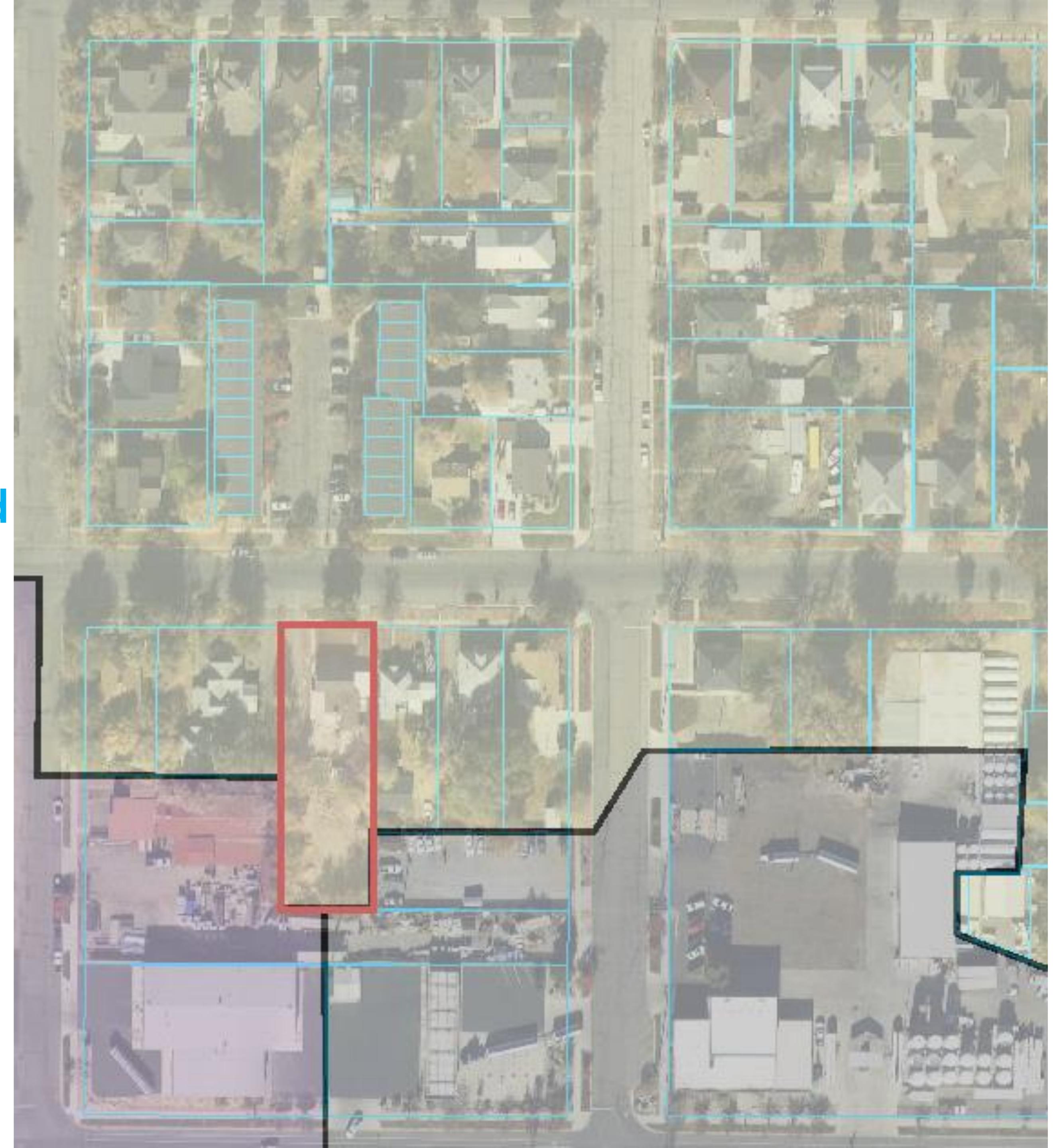
- RC Zone
- Residential General Plan designation
- Maeser Neighborhood



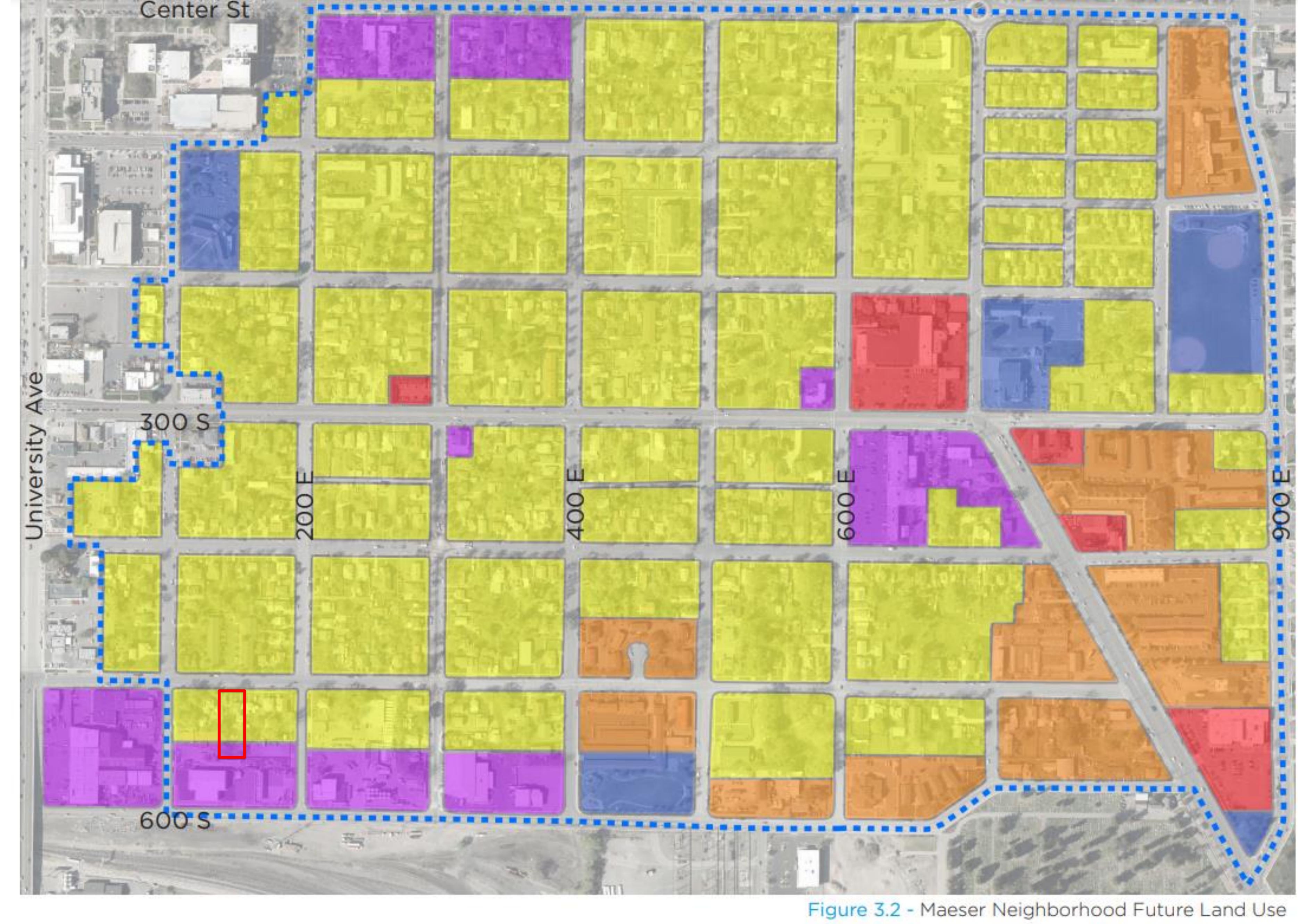
- RC Zone
- Residential General Plan designation
- Maeser Neighborhood



- RC Zone
- Residential General Plan designation
- Maeser Neighborhood



- RC Zone
- Residential General
 Plan designation
- Maeser Neighborhood





Single-Family Res.

Multi-Family Res.

Mixed Use

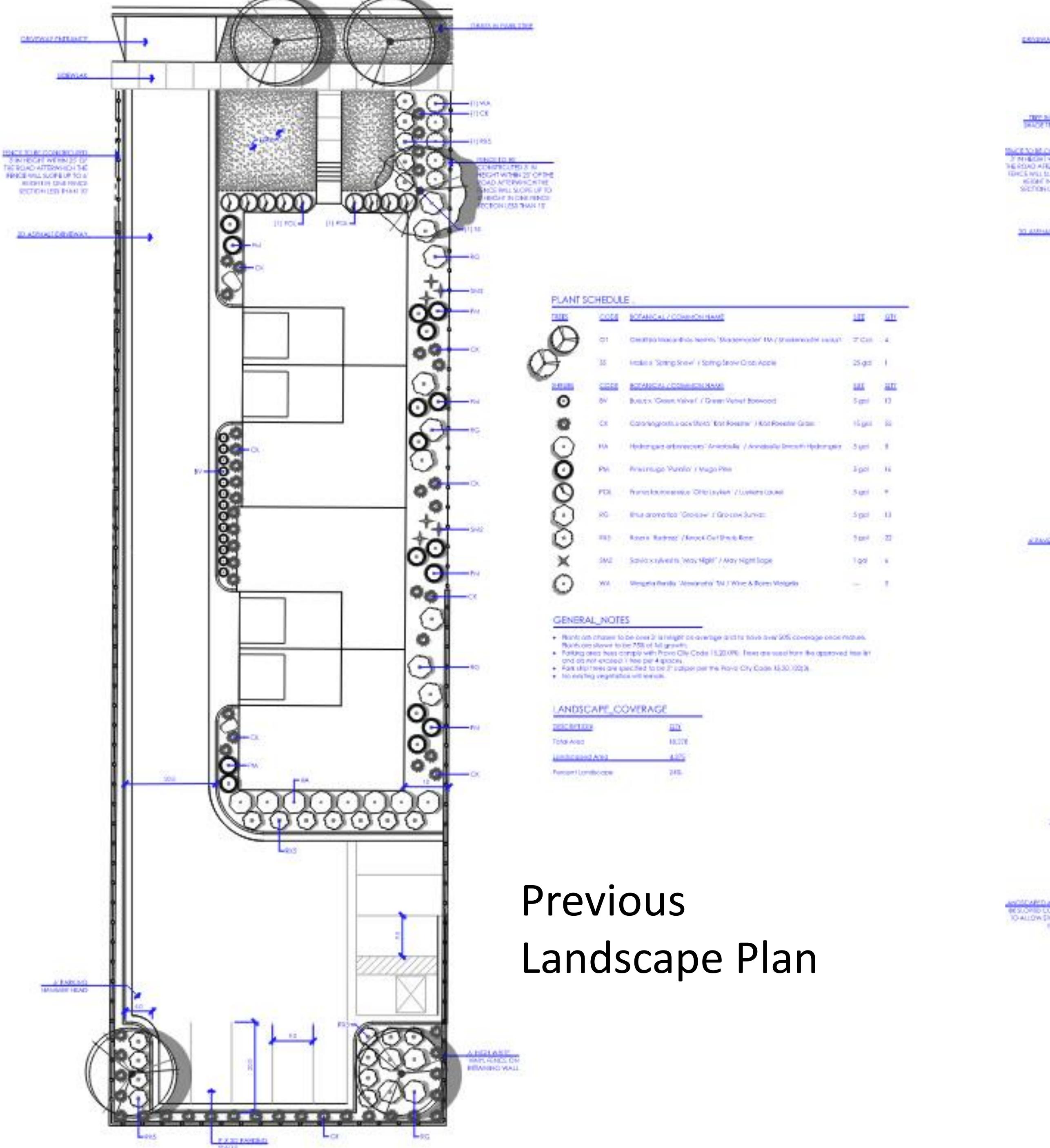
Commercial

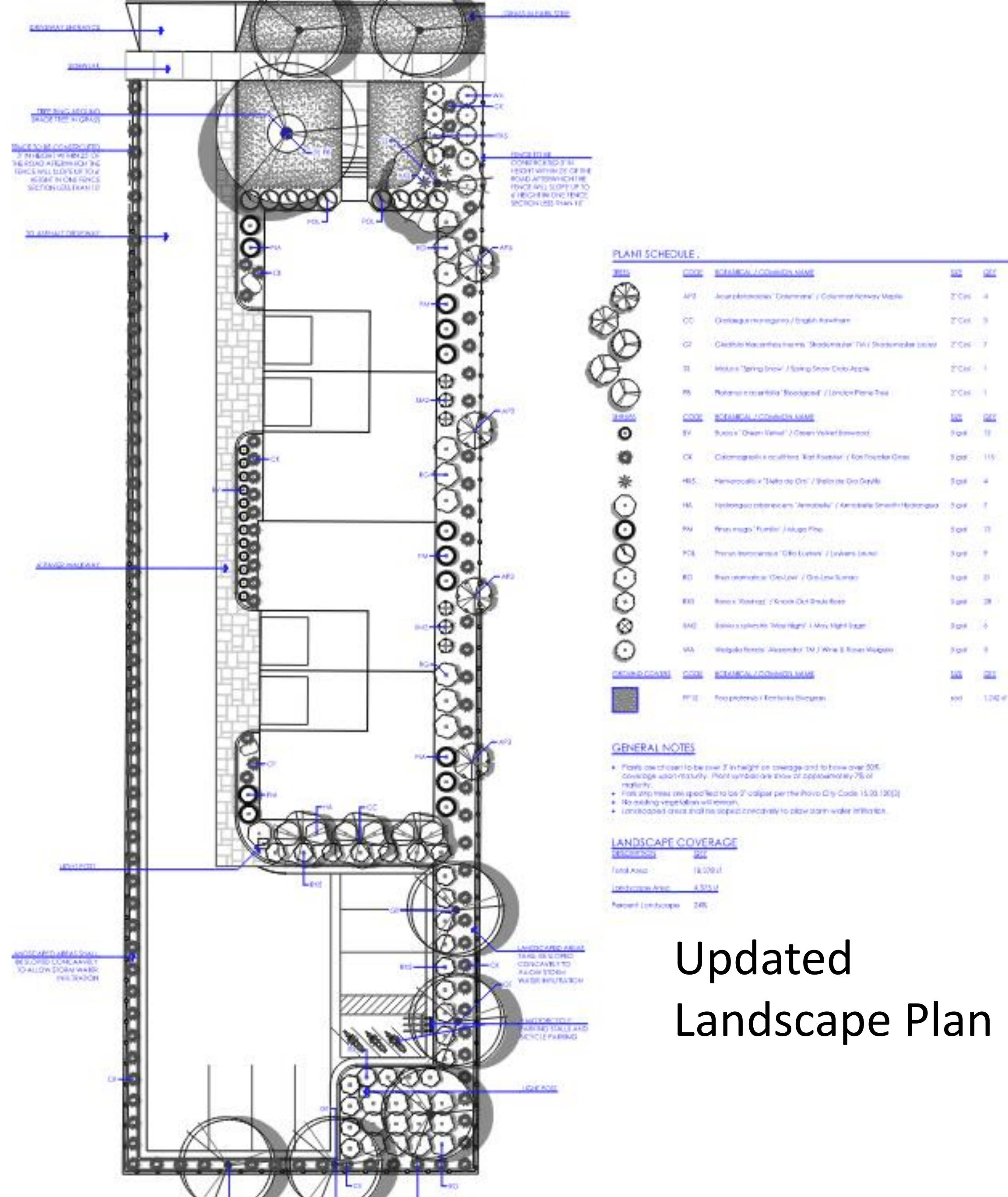
Civic/Religious

Proposal

- LDR Zone
- 4 Townhomes







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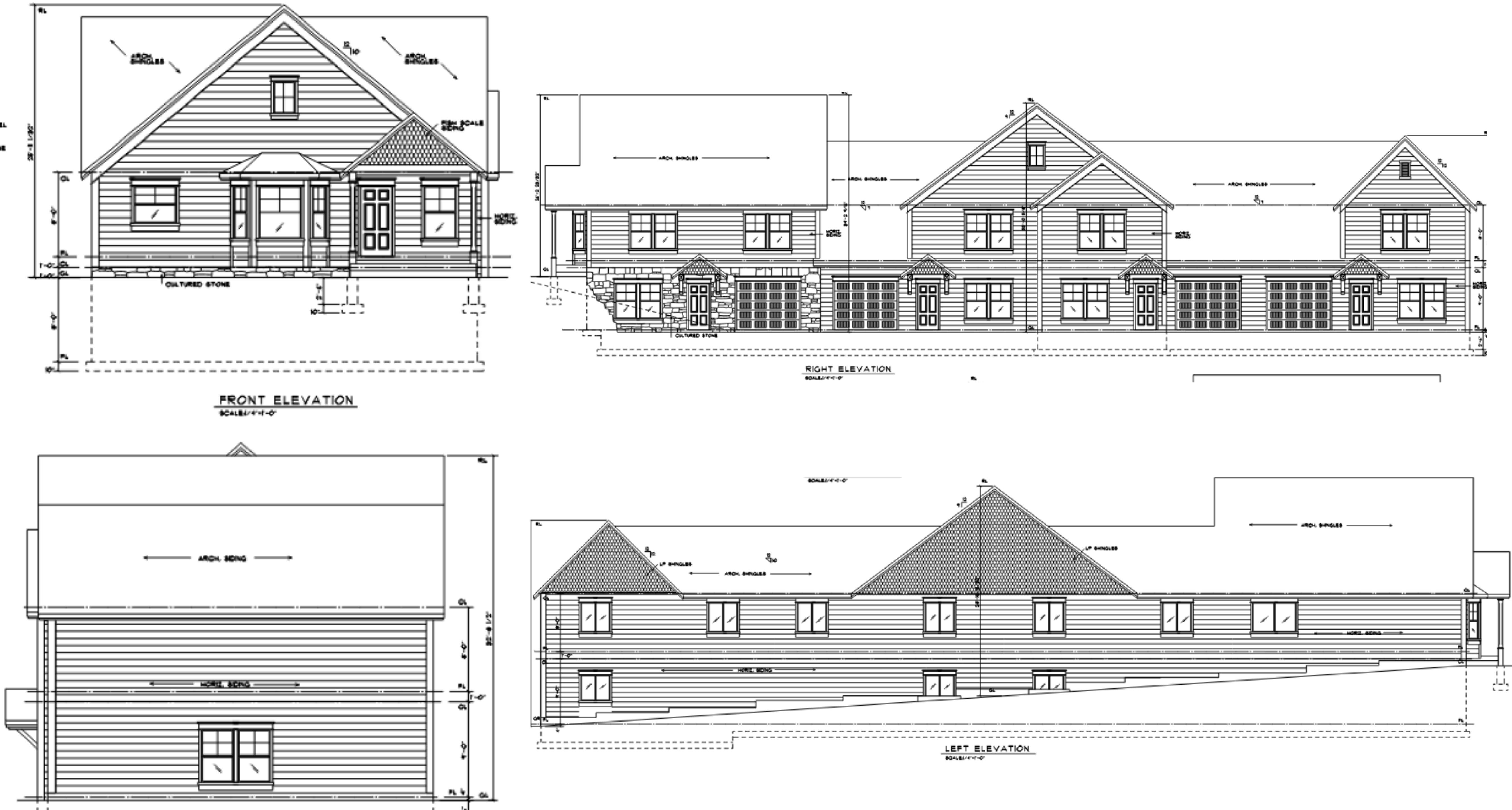
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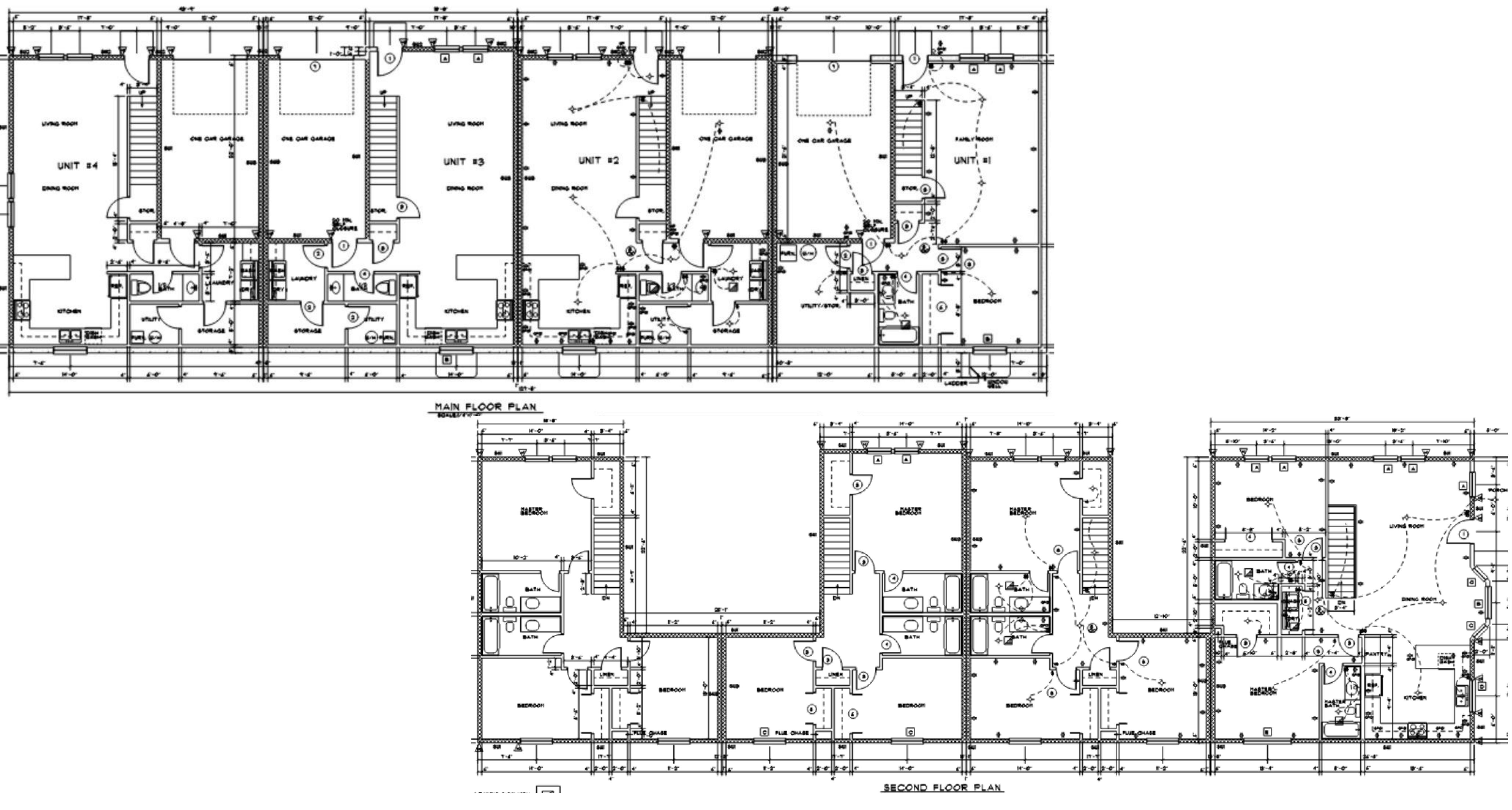
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PLRZ20180057 - Maeser Neighborhood

September 20, 2021, 4:31 PM

Contents

i.	Summary of registered statements	2
ii.	Individual registered statements	3

Topic Registration Type: Registration required

PLRZ20180057 - Maeser Neighborhood

Maeser Neighborhood - What do you think about the proposed zone change from Residential Conservation to Low Density Residential for a townhome project?

Summary Of Registered Statements

Topic Registration Type: Registration required

As of September 20, 2021, 4:31 PM, this forum had:		Topic Start	Topic End
Attendees:	7	August 23, 2021, 1:03 PM	September 20, 2021, 4:30 PM
Registered Statements:	3		
Minutes of Public Comment:	6		

PLRZ20180057 - Maeser Neighborhood

Maeser Neighborhood - What do you think about the proposed zone change from Residential Conservation to Low Density Residential for a townhome project?

Individual Registered Statements

Topic Registration Type: Registration required

Christopher Wiltsie

½ to 1 mile August 23, 2021, 7:56 PM

It's good. Approve it.

Rodney Bills

within ¼ mile August 27, 2021, 10:58 AM

I previously sent a letter to the city regarding this, but 2 additional comments are 1) regarding the plan. There is not sufficient space for families to play outside in the yard or have a private outdoor space. 2) after listening to the neighborhood meeting, it sounds like the owner is planning on continuing to own and rent the townhomes. These two items together make this little more than a fourplex, with no pride of ownership or space to appeal to families. Don't pretend this is anything other than a fourplex as there is nothing to appeal to a small family in this design.

Chris West

1 to 2 miles August 30, 2021, 10:17 PM

I support this plan for the following reasons:

Increased density close to the front runner station and bus stop makes a lot of sense (transit oriented development is good).

The land is being underutilized as is. Currently, the site has a yard in the back (I don't use the term backyard as— at least from google maps— it looks like it's just dirt). This expands the building into this unused space.

Another comment pointed out a lack of "private outdoor space" and kids not having space to play as a reason that this should not be built. I think this concern is exaggerated and should not stop the project from being built as there is

a park nearby that the family can use. There is not enough housing in Provo and this project would help solve that issue while maintaining a similar if not better character of the street (the property appears somewhat overgrown from google street view).

Additionally, as a newly married person myself that is thinking about what kind of housing my wife and I want to live in, I think this kind of housing would appeal to young families who are looking for a place with more space than apartments they may be used to, but do not yet have the money to afford detached housing in this booming market.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: NLA

Department: Development Services

Requested Meeting Date: 01-18-2022

SUBJECT: An ordinance amending Provo City code sections 14.17D.020, 14.17D.040.

and 14.34.296 to make changes to the Airport Zone permitted uses, and minor lot, and design standards requirements. Citywide Application.

(PLOTA20210411)

RECOMMENDATION: To be heard at the January 18, 2022 Work & Council Meeting. Please see supporting documents.

BACKGROUND: The Development Services Department has proposed to amend the Airport Zones permitted uses and yard requirements sections found in Chapter 14.17D and the Airport Adjacent Design Standards (14.34.296) section of the Provo City Code. As staff started to work with the newly enacted Airport Zones, staff noticed a couple of corrections that need to be made so that the zones allow development to occur more easily. The Purpose and Objectives (14.17D.010) discuss that uses within the Airport Zones are complementary to the airport. Thus, there is no need to mention "products for air cargo" in the Permitted Uses (14.17D.020). The revision to the Yard Requirements (14.17D.040) is to allow for parking to be located between the "front yard" and the structure. The revision to the Airport Adjacent Development Design Standards (14.34.296) allows for metal siding to be used on buildings. This type of design is already allowed at the airport and some of the hangars have used it in their designs. This amendment allows the areas to correlate through a cohesive design.

FISCAL IMPACT:

PRESENTER'S NAME: Javin Weaver (801) 852-6413 jweaver@provo.org

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: PLOTA20210411



Planning Commission Staff Report Hearing Date: January 12, 2022

*ITEM 3

The Development Services Department requests an Ordinance Text Amendment to amend the Airport Zones Permitted Uses Section 14.17D.020, Yard Requirements Section 14.17D.040, and the Airport Adjacent Design Standards Section 14.34.296 of the Provo City Code. Citywide application. Javin Weaver (801) 852-6413 jweaver@provo.org PLOTA20210411

Applicant: Community and Neighborhood

Services Department

Staff Coordinator: Javin Weaver

Parcel ID: City Wide

*Council Action Required: Yes

Related Application(s): PLRZ20210299

ALTERNATIVE ACTIONS

- Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is January 26, 2022 at 6:00 p.m.
- 2. Recommend Denial of the proposed ordinance amendment. This would be a change from the Staff recommendation; the Planning Commission should state new findings.

Relevant History: The enactment of the Airport Zones (14.17D) and rezoning of the Provo Municipal Airport to the Airport (A) zone occurred in November 2021. The Southwest Area Future Land Use Map was adopted in December 2018.

Neighborhood Issues: No neighborhood issues have been brought to staff's attention.

Summary of Key Issues:

- The proposed amendment furthers the goals outlined on the Southwest Future Land Use Map.
- The proposed ordinance reflects standards that are suitable for land use development at the airport and the surrounding area.
- The proposed ordinance is aligned with the General Plan.

Staff Recommendation:

Staff recommends the Planning Commission offer a recommendation of approval to the Municipal Council for the proposed ordinance amendment.

OVERVIEW

The Development Services Department has proposed to amend the Airport Zones permitted uses and yard requirements sections found in Chapter 14.17D and the Airport Adjacent Design Standards (14.34.296) section of the Provo City Code.

As staff started to work with the newly enacted Airport Zones, staff noticed a couple of corrections that need to be made so that the zones allow development to occur more easily. The Purpose and Objectives (14.17D.010) discuss that uses within the Airport Zones are complementary to the airport. Thus, there is no need to mention "products for air cargo" in the Permitted Uses (14.17D.020). The revision to the Yard Requirements (14.17D.040) is to allow for parking to be located between the "front yard" and the structure. The revision to the Airport Adjacent Development Design Standards (14.34.296) allows for metal siding to be used on buildings. This type of design is already allowed at the airport and some of the hangars have used it in their designs. This amendment allows the areas to correlate through a cohesive design.

The goals and objectives of the General Plan and the Southwest Future Land Use Map are furthered by this proposal. Two goals from the General Plan that appear to support this amendment are (1) to focus on maximizing our airport for business and (2) to create business opportunities for businesses directly involved with the aviation industry (Goal 5.4.3). Staff has identified these code revisions would further development at and surrounding the Provo Municipal Airport.

FINDINGS OF FACT

- The proposed text amendment further the goals of the Southwest Future Land Use Map
- 2. The proposed text amendment allows development to occur adjacent to the airport that will not interfere with aviation activities.

STAFF ANALYSIS

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: (responses in bold)

- (a) Public purpose for the amendment in question.
 - The proposed amendment increases the development potential at the airport and surrounding area. With the expansion of the airport and interest in developing near the airport, there is a strong need to ensure that these zones allow for area-appropriate development to occur and fosters new growth in the City.
- (b) Confirmation that the public purpose is best served by the amendment in question.
 - By revising the Airport Zones and Airport Adjacent Design Standards developers, property owners and City staff can more easily work through the project review process with a level of certainty towards staff expectations and code compliance.
- (c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

The General Plan encourages that adequate measures are in place to protect the Provo Airport from the encroachment of incompatible development (Goal 1.4.13.6).

The General Plan encourages focus on maximizing our airport (Goal 5.4.3.1)

The General Plan encourages enhancing the airport and access to it as assets to the business community (Goal 5.4.3.4).

The General Plan encourages maximizing the airport for business and to develop commerce adjacent to the airport that promotes aviation related businesses (Goal 7.4.8).

- (d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provision on changes of use, insofar as they are articulated.
 - There are no timing and sequencing issues with the proposed changes.
- (d) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

The proposed amended standards will not hinder the articulated policies of the General Plan.

(f) Adverse impacts on adjacent landowners.

No conflicts have been identified as these standards will be imposed on new development.

CONCLUSIONS

Revising the Airport Zones and Airport Adjacent Development Design Standards encourages continued development at the airport and fosters new development in the surrounding area that will work cohesively with the airport. The proposed amendment helps to achieve these goals of the City for aviation and economic development purposes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed ordinance text amendment to the Municipal Council.

ATTACHMENTS

- 1 Airport Zones Permitted Uses and Yard Requirements (14.17D)
- 2 Airport Adjacent Development Design Standards (14.34.296)

<u>Attachment 1 – Airport Zones Permitted Uses and Yard Requirements (14.17D)</u>

Chapter 14.17D Airport Zones

. . .

14.17D.020. Permitted Uses.

(1) Permitted Principal Uses. The following principal uses, and no others, are permitted in the Airport zones as indicated in Table 14.17D.1:

Table 14.17D.1 – Permitted Uses in Airport Zones						
Key: P = Permitted, C = Conditional, N = Not Permitted						
Uses A AI Standards/Additional Info						
Agriculture and Agriculture related activities	N	Р	,			
Air cargo terminal and package delivery facility	Р	Р	See Chapter 13.06			
Aircraft maintenance facilities and related	Р	Р	·			
activities						
Airport and related activities	P	N	See Title 13 - Aviation; Ramp, hangar and other facilities see Chapter 13.10			
Airport rescue and firefighting (ARFF) facilities	Р	N				
Airports, flying fields and other air transportation	Р	N				
Antenna – communication tower	Р	Р	Subject to 14.34.090 and 14.34.250;			
Eating places, restaurants (no drive-through)	Р	Р	Subject to Section 14.34.250			
Federal agencies	Р	N	Inside the airport terminal only			
Hotels	N	Р				
Miscellaneous manufacturing	N	Р				
Motels	N	Р				
Professional Office	N	Р				
Police station (branch only)	Р	N	Inside airport terminal only			
Professional office related to airport activities	N	Р				
Transportation terminal including bus and rail	Р	N				
Vehicle parking – offsite	N	Р				
Utility right-of-way	Р	Р				
Vehicle rental facility	Р	P	Long term storage shall be provided offsite			
Vocational training school (related to aviation)	Р	Р				
Warehouse (products for air cargo)	N	Р				

. . .

14.17D.040. Yard Requirements.

Yard requirements are listed in Table 14.17D.3 (measured from the property line):

Table 14.17D.3 – Yard Requirements						
	A		AI			
	Minimum Maximum		Minimum	Maximum		
Front Yard			10 feet			
Side Yard, corner lot	No		10 feet	No		
Side Yard, interior	Requirement		10 feet	requirement		
Rear			20 feet			
Driveway Access	16 feet	30 feet	12 feet	24 feet		

. . .

Attachment 2 - Airport Adjacent Development Design Standards (14.34.296)

. . .

(3) Materials:

- (a) Building wall materials shall be combined on each facade horizontally only, with the heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, and brick should not be below concrete. No material shall have a horizontal length of greater than sixty (60) feet.
- (b) The exterior finish material on all buildings shall not consist of vinyl, manufactured stone, metal siding (including sheet or corrugated metal), plywood, particle board, or other wood products not intended as an architectural finish product.

. . .



PUBLIC WORKS

TEL 801 852 6780 1377 S 350 E PROVO, UT 84606

Public Works Staff Report Hearing Date: 1/12/2022

PLOTA20210411 - Ordinance Text Amendment: Airport Zones

Item #3 Summary:

The Development Services Department requests an Ordinance Text Amendment to amend the Airport Zones Permitted Uses Section 14.17D, Yard Requirements Section 14.17D.040, and the Airport Adjacent Design Standards Section 14.34.296 of the Provo City Code. Citywide Application.

Staff Recommendation:

Public Works has reviewed the ordinance text amendment, and recommends **Approval**.

Dave Decker, Public Works Director David Day, Development Engineering Coordinator

1	ORDINANCE 2022
2	AN ORDINANCE AMENDING PROVO CITY CODE SECTIONS 14.17D.020,
5 4	14.17D.040, AND 14.34.296 TO MAKE CHANGES TO THE AIRPORT ZONE
5	PERMITTED USES, AND MINOR LOT, AND DESIGN STANDARDS
6	REQUIREMENTS. CITYWIDE APPLICATION. (PLOTA20210411)
7	()
8	WHEREAS, it is proposed that Provo City Code Sections 14.17D.020, 14.17D.040,
9	14.34.296 be amended as shown in Exhibit A; and
10	
11	WHEREAS, on January 12, 2022, the Planning Commission held a duly noticed public
12	hearing to consider the proposal, and after such hearing the Planning Commission recommended
13	approval of the proposal to the Municipal Council by of 8:0 vote; and
14	
15	WHEREAS, on January 18, 2022, the Municipal Council met to ascertain the facts
16	regarding this matter and receive public comment, which facts and comments are found in the
17	public record of the Council's consideration; and
18	
19	WHEREAS, after considering the Planning Commission's recommendation, and facts and
20	comments presented to the Municipal Council, the Council finds (i) the proposed amendments
21	should be adopted as described herein; and (ii) the proposed amendments described herein
22	reasonably further the health, safety and general welfare of the citizens of Provo City.
23	NOW THEREFORE has it and in add by the Municipal Council of Prove City Litch on
24	NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:
25 26	follows.
20 27	PART I:
28	TAKT I.
29	Provo City Code Sections 14.17D.020, 14.17D.040, and 14.34.296 are hereby amended as
30	described in Exhibit A.
31	
32	PART II:
33	
34	A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.
35 36	orumance, uns orumance shan prevan.

B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or

invalid, the remainder of the ordinance shall not be affected thereby.

- C. The Municipal Council hereby directs that the official copy of the Provo City Code be updated to reflect the provisions enacted by this ordinance.
- D. This ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

47 <u>END OF ORDINANCE</u>

46

EXHIBIT A

Section 14.17D.020. Permitted Uses.

(1) Permitted Principal Uses. The following principal uses, and no others, are permitted in the Airport zones as indicated in Table 14.17D.1:

Table 14.17D.1 – Permitted Uses in Airport Zones						
Key: P = Permitted, C = Conditional, N = Not Permitted						
Uses A AI Standards/Additional Info						
Agriculture and Agriculture related activities	N	Р				
Air cargo terminal and package delivery facility	Р	Р	See Chapter 13.06			
Aircraft maintenance facilities and related activities	Р	Р				
Airport and related activities	Р	N	See Title 13 - Aviation; Ramp, hangar and other facilities see Chapter 13.10			
Airport rescue and firefighting (ARFF) facilities	Р	N				
Airports, flying fields and other air transportation	Р	N				
Antenna – communication tower	P	P	Subject to 14.34.090 and 14.34.250;			
Eating places, restaurants (no drive-through)	Р	Р	Subject to Section 14.34.250			
Federal agencies	Р	N	Inside the airport terminal only			
Hotels	N	Р				
Miscellaneous manufacturing	N	Р				
Motels	N	P				
Professional Office	N	P				
Police station (branch only)	Р	N	Inside airport terminal only			
Professional office related to airport activities	N	P				
Transportation terminal including bus and rail	Р	N				
Vehicle parking – offsite	N	P				
Utility right-of-way	Р	P				
Vehicle rental facility	Р	Р	Long term storage shall be provided offsite			
Vocational training school (related to aviation)	Р	Р				
Warehouse (products for air cargo)	N	Р				

. . .

Section 14.17D.040. Yard Requirements.

Yard requirements are listed in Table 14.17D.3 (measured from the property line):

Table 14.17D.3 – Yard Requirements						
	<i>I</i>	4	Al			
	Minimum	Maximum	Minimum	Maximum		
Front Yard			10 feet	20 feet No		
	N	0		requirement		
Side Yard, corner lot	Requirement		10 feet	20 feet No		
				requirement		
Side Yard, interior			10 feet	No		
				requirement		
Rear			20 feet	No		
				requirement		
Driveway Access	16 feet	30 feet	12 feet	24 feet		

. . .

Section 14.34.296 Airport Adjacent Development Design Standards

. . .

(3) Materials:

- (a) Building wall materials shall be combined on each facade horizontally only, with the heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, and brick should not be below concrete. No material shall have a horizontal length of greater than sixty (60) feet.
- (b) The exterior finish material on all buildings shall not consist of vinyl, manufactured stone, metal siding (including sheet or corrugated metal), plywood, particle board, or other wood products not intended as an architectural finish product with the following exceptions:

(i) Air cargo terminal and package delivery facility, aircraft maintenance facility and related activities, miscellaneous manufacturing, and warehouse permitted uses may use metal composite material.

. . .

Provo City Planning Commission

Report of Action

January 12, 2022

*ITEM 3

The Development Services Department requests an Ordinance Text Amendment to amend the Airport Zones Permitted Uses Section 14.17D.020, Yard Requirements Section 14.17D.040, and the Airport Adjacent Design Standards Section 14.34.296 of the Provo City Code. Citywide application. Javin Weaver (801) 852-6413 jweaver@provo.org PLOTA20210411

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 12, 2022:

RECOMMEND APPROVAL WITH CONDITIONS

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application with the following conditions:

Conditions of Approval: Staff refine the Airport Adjacent Design Standards to take into account the land uses.

Motion By: Miles Miller Second By: Robert Knudsen

Votes in Favor of Motion: Lisa Jensen, Daniel Gonzales, Laurie Urquiaga, Brian Henrie, Dave Anderson, Peter Fife, and

Miles Miller, Robert Knudsen

Laurie Urquiaga was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination <u>is generally consistent</u> with the Staff analysis and determination.
- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

TEXT AMENDMENT

The text of the proposed amendments is attached as Exhibit A

STAFF PRESENTATION

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

- Staff explained that a few minor corrections needed to be made to the ordinance text to allow development to occur more easily.
- Staff explained the changes to the Purpose and Objectives (14.17D.010).
- Staff explained the revision to the Yard Requirements (14.17D.040).
- Staff explained the revision to the Airport Adjacent Development Design Standards (14.34.296).

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD MEETING DATE

• City-wide application; all Neighborhood Chairs received notification.

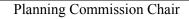
NEIGHBORHOOD AND PUBLIC COMMENT

- This item was City-wide or affected multiple neighborhoods.
- There was no neighborhood chair or public comment made.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

• Dave Anderson recommended that the exterior finish materials used be adjusted based on the permitted land use. Refining what material goes with what land use would enhance the ordinance.



Bell Peperane

Director of Development Services

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

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

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

14.17D.020. Permitted Uses.

(1) Permitted Principal Uses. The following principal uses, and no others, are permitted in the Airport zones as indicated in Table 14.17D.1:

Table 14.17D.1 – Permitted Uses in Airport Zones							
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Aircraft maintenance facilities and related activities	P	P					
Airport and related activities	Р	N	See Title 13 - Aviation; Ramp, hangar and other facilities see Chapter 13.10				
Airport rescue and firefighting (ARFF) facilities	P	N					
Airports, flying fields and other air transportation	P	N					
Antenna – communication tower	P	P	Subject to 14.34.090 and 14.34.250;				
Eating places, restaurants (no drive-through)	P	P	Subject to Section 14.34.250				
Federal agencies	P	N	Inside the airport terminal only				
Hotels	N	P					
Miscellaneous manufacturing	N	P					
Motels	N	P					
Professional Office	N	P					
Police station (branch only)	P	N	Inside airport terminal only				
Professional office related to airport activities	N	P					
Transportation terminal including bus and rail	P	N					
Vehicle parking – offsite	N	P					
Utility right-of-way	P	P					
Vehicle rental facility	P	P	Long term storage shall be provided offsite				
Vocational training school (related to aviation)	P	P					
Warehouse (products for air cargo)	N	P					

14.17D.040. Yard Requirements.

Yard requirements are listed in Table 14.17D.3 (measured from the property line):

Table 14.17D.3 – Yard Requirements						
	Α		AI			
	Minimum	Maximum	Minimum	Maximum		
Front Yard			10 feet			
Side Yard, corner lot	N	lo	10 feet	No		
Side Yard, interior	Requir	rement	10 feet	requirement		
Rear			20 feet			
Driveway Access	16 feet 30 feet		12 feet	24 feet		

(3) Materials:

- (a) Building wall materials shall be combined on each facade horizontally only, with the heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, and brick should not be below concrete. No material shall have a horizontal length of greater than sixty (60) feet.
- (b) The exterior finish material on all buildings shall not consist of vinyl, manufactured stone, metal siding (including sheet or corrugated metal), plywood, particle board, or other wood products not intended as an architectural finish product with the following exceptions:
 - (i) Air cargo terminal and package delivery facility, aircraft maintenance facility and related activities, miscellaneous manufacturing, and warehouse permitted uses may use metal composite material.

The Development Services Department requests an Ordinance Text Amendment to amend the Airport Zones Permitted Uses Section 14.17D.020, Yard Requirements Section 14.17D.040, and the Airport Adjacent Design Standards Section 14.34.296 of the Provo City Code.

Citywide Application
PLOTA20210411

14.17D.020 Permitted Uses:

Warehouse (products for air cargo)

14.17D.040 Yard Requirements:

Front yard and side yard - 20 feet No Requirement

14.34.296(3)(b) Materials:

The exterior finish material on all buildings shall not consist of vinyl, manufactured stone, metal siding (including sheet or corrugated metal), plywood, particle board, or other wood products not intended as an architectural finish product.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter:MDAYLEYDepartment:CouncilRequested Meeting Date:01-18-2022

SUBJECT: A presentation reviewing Provo City General Plan- Part 1 of 3 (22-011).

RECOMMENDATION: This item will be presented at the next three Work and Council Meetings before a final vote will be taken.

January 18, 2022, Work Meeting presentation and discussion

January 18, 2022, Council Meeting public hearing, continued until next meeting

February 1, 2022, Work Meeting, presentation and discussion

February 1, 2022, Council Meeting public hearing and continued until next meeting

February 15, 2022, Work Meeting, presentation and discussion

February 15, 2022, Council Meeting public hearing and continued until next meeting

March 1, 2022, Work Meeting, presentation and discussion

March 1, 2022, Council Meeting public hearing and hold a vote

BACKGROUND: For the better part of a year the Community and Neighborhood Services Department has been working on updating Provo City's General Plan. Due to the public interest and in order to afford the public plenty of opportunity to comment on the proposed new General Plan staff has divided the General Plan into three parts that will be review by the City Council over the next three Work Meetings in addition, the Council will hold public hearings over the next three Council meetings covering the same sections. After these meetings staff will take the comments and directions received by the Council an incorporate them into a final draft that will have one public hearing on March 1, 2022, before final adoption of the new General Plan.

Staff would like to hear any comments, concerns, or proposed changes from Council as soon as possible to incorporate those into the draft document.

On January 18, 2022, staff will present to the Council an introduction of the material and cover the timing of the presentations and hearings. The sections being covered from the General plan are:

- Introduction
- A Welcoming Community
- Stewardship of the Outdoors
- Growing together

On February 1, 2022, staff will present the following sections:

- Livable Provo
- Connected and Safe
- A City that Leads

On February 15, 2022, staff will present the last of the General Plan along with going over the Appendices. It is also requested that any proposed changes from the Council be submitted to staff on or before this date so than can be incorporated into a final document:

- Implementation Action Plans
- Appendix A Moderate Income Housing Data
- Appendix B Community Engagement Summary
- Appendix C Annexation Plan
- Proposed Changes from Council

On March 1, 2022, Staff will present the final draft to the Council during the Work Meeting and then at the evening Council Meeting the Council will hold one last public hearing before vote to accept the new General Plan.

FISCAL IMPACT:

PRESENTER'S NAME: Hannah Salzl, Planner

REQUESTED DURATION OF PRESENTATION: 60 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

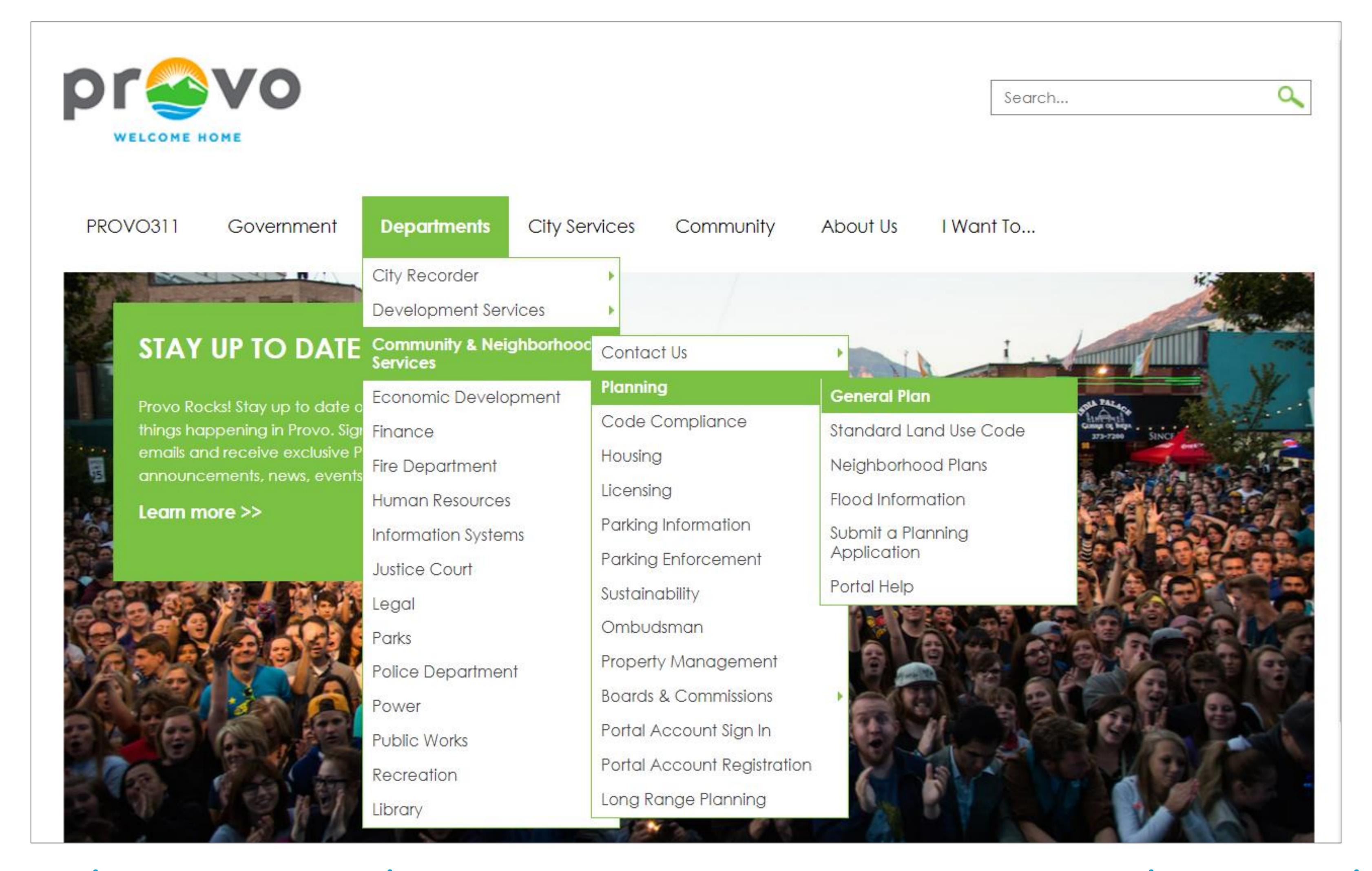
CITYVIEW OR ISSUE FILE NUMBER: 22-011



MUNICIPAL COUNCIL

JANUARY 18, 2022

Link to the General Plan and Appendices



www.provo.org/departments/community-neighborhood-services/planning/general-plan

Timeline

Jan

18

Work Session

Intro - GrowingTogether

Public Hearing

Jan

25

Conversations with Kaufusi

Q&A with Planners

Jan

31

OCH Survey
Closes

Feb

Work Session

- Livable Provo –A City thatLeads
- OCH Survey
 Early Report

Public Hearing

Feb

15

Work Session

- Action Plans –
 Appendices
- Wrap up

Public Hearing

Final Edits

Mar

Anticipated
Council Vote

Sections

- Acknowledgments
- Letter from the Mayor
- Introduction
- A Welcoming Community
- Stewardship of the Outdoors
- Growing Together
- Livable Provo
- Connected and Safe
- A City that Leads
- Implementation Action Plan
- Appendix A Moderate Income Housing Data
- Appendix B Community Engagement Summary

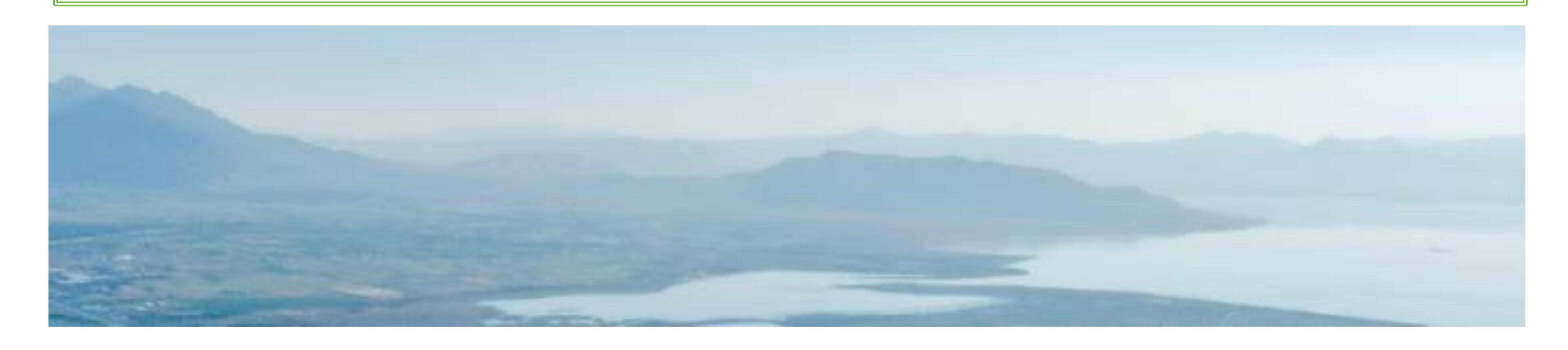
Jan 18

Feb 1

Feb 15

Vision Statement

As the heart of Utah County, Provo is a dynamic regional leader in education, culture, commerce, and government. Provo offers safe and welcoming neighborhoods, a thriving economy, a vibrant downtown, abundant recreation, and a healthy natural environment to all residents. We celebrate our unique and diverse heritage and work together to create a sense of belonging for all who wish to call Provo home.

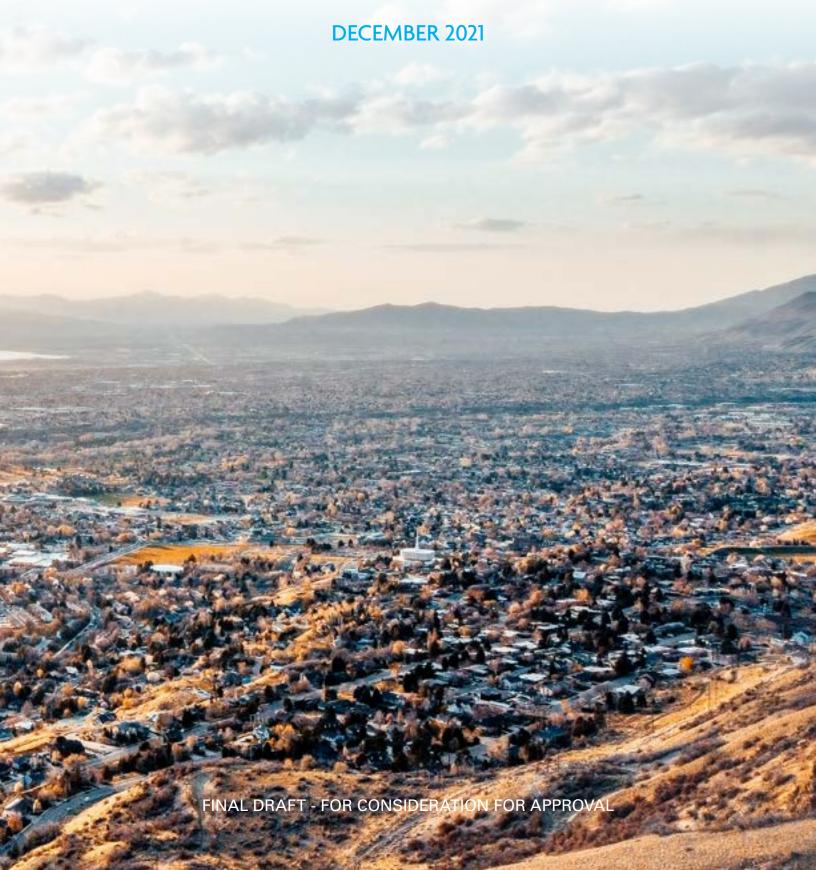


Questions

Do you have any big-picture concerns about the policies in these chapters?

Was there anything that was over-addressed? Under-addressed? Not addressed but should be?





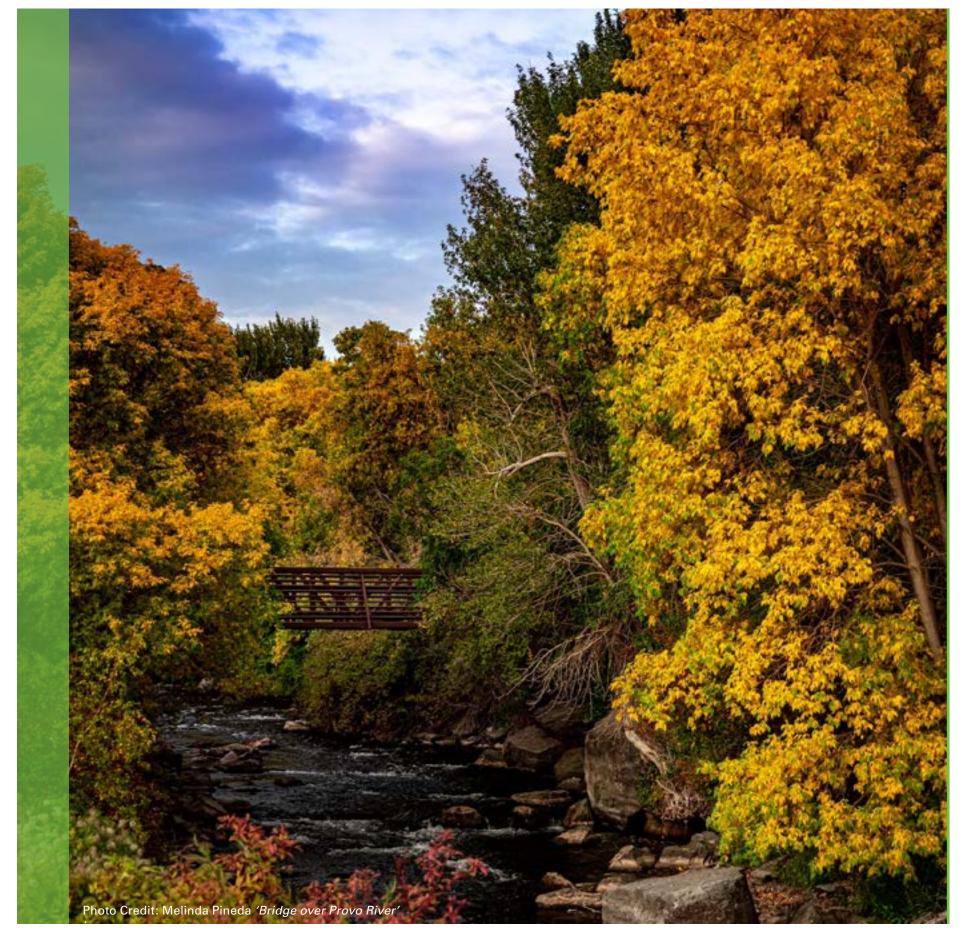


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Acknowledgments

Mayor:

Michelle Kaufusi

Deputy Mayor:

Isaac Paxman

Chief Administrative Officer:

Wayne Parker

City Council:

David Sewell (Chair)

David Shipley (Vice Chair)

Shannon Ellsworth

Bill Fillmore

David Harding

Travis Hoban

George Handley

Provo City Community and Neighborhood Services

Director:

Bill Peperone

Planning Supervisor:

Robert Mills

Staff:

Kristal Howarth Melissa McNalley

Hannah Salzl

Working Group:

Ellie Agnew

Beth Alligood

Shannon Ellsworth

Jim Hamula

David Harding

Brian Henrie

Rob Jaramillo

Tosh Metzger

Kaye Nelson

Doug Oldham

Zeke Peters

Cami Shiel

Kathleen Speckhard

Samantha Thee

Focus Group:

Scott Bowles

Jessy Antonino

Rick Cox

George Handley

JJ Hearing

Ned Hill

Don Jarvis

Dean Judd

Ryan King

Bremen Leak

Shauna Mecham Keith Morey

Angela Mourik

Quinn Peterson

Brandon Plewe

Doug Robins

Rob Slater

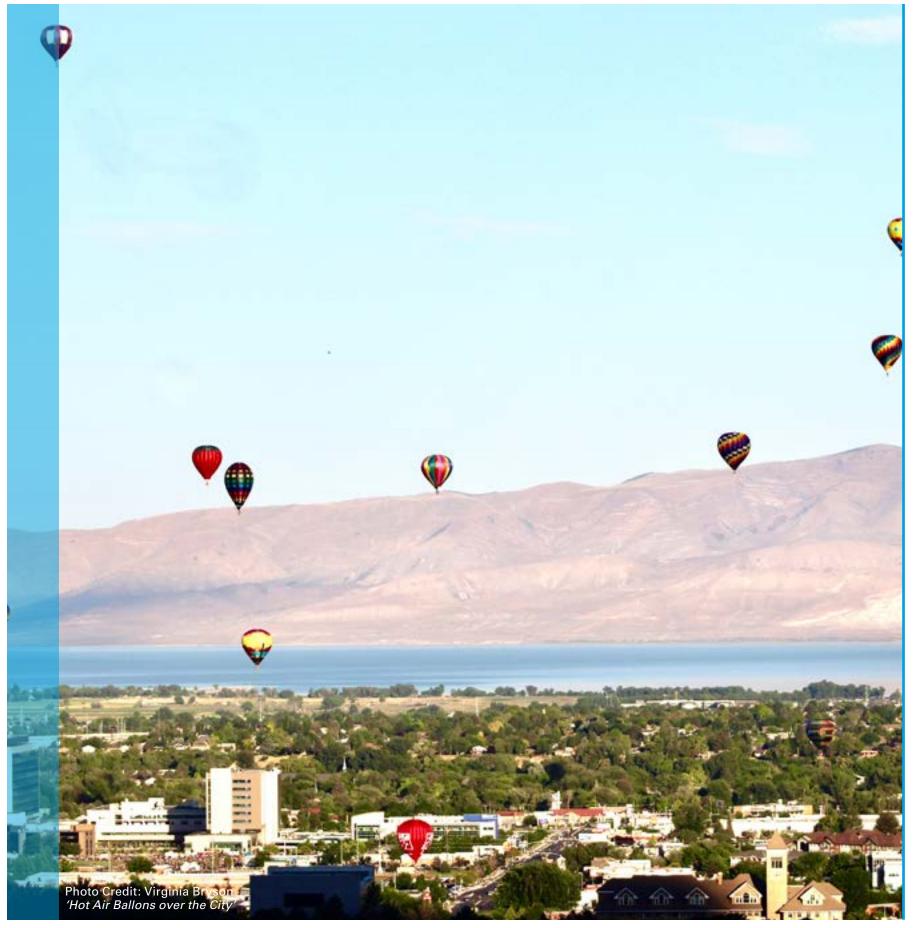
Austin Taylor

Tom Taylor

Rachel Whipple







Mayor's Letter

Provo is known and loved for its unique character. Our shared community pride commits us to grow together, protecting our natural assets and welcoming all. As such, it is my pleasure to present Provo's updated General Plan to residents as a valuable tool to help us achieve our goals.

But what is a General Plan? Building is most successfully done with a plan. While a blueprint guides house construction, community building follows a General Plan. The difference is that as our city grows and develops, we sometimes revise our "blueprint" to make sure we are still building the community we all want and need.

Growth, change, and time have allowed us to revisit one of our most critical guiding documents. Provo City adopted the previous General Plan in 2004. While most residents may not even be aware of it, a General Plan is the long-range guide for our community's futureand our resulting high quality of life. It is of vital importance the plan is visionary, balanced, and dynamic.

Visionary: The General Plan serves as a visionary roadmap for our future. The City Council and Planning Commission looks to its outlined goals and policies to make long- and short-term decisions intended to reach that vision. In turn, city staff references it regularly to direct our daily activities.

Balanced: The General Plan process starts and ends with residents. During this process, community feedback was gathered through focus groups, open houses, and surveys to better understand the varied needs of our residents and business owners. We will seek to continue to find ways for all voices to be heard because ours must be a plan by Provo for Provo.

Dynamic: Our goal is to create opportunities for our community proactively. Our General Plan shows our community's vision at this moment in time. As in the past, unique opportunities will almost certainly arise, and our city's residents and leaders may adjust from the initial vision set forward here. That is part of the dynamic process inherent in developing a community vision and embracing the future as it unfolds.

Provo continues to be nationally recognized for setting high city standards, including being the safest big city in Utah, one of the top cities to move in the U.S., and most notably the #1 best performing city in the nation by the Milken Institute.

Our goal moving forward is to safeguard Provo's future for generations by remaining focused on the cornerstones of a thriving community. We call our foundational cornerstones the Provo Pillars, and they are Welcoming, Safe & Sound, Economically Vibrant, and Forward-Looking.

Thank you to Provo City staff and Design Workshop, our capable consultants, who spent countless hours guiding us through the process and creating this plan of which Provo can be proud. Lastly, I am grateful to our community for their participation and interest in building a Provo that will Welcome Home generations to come.

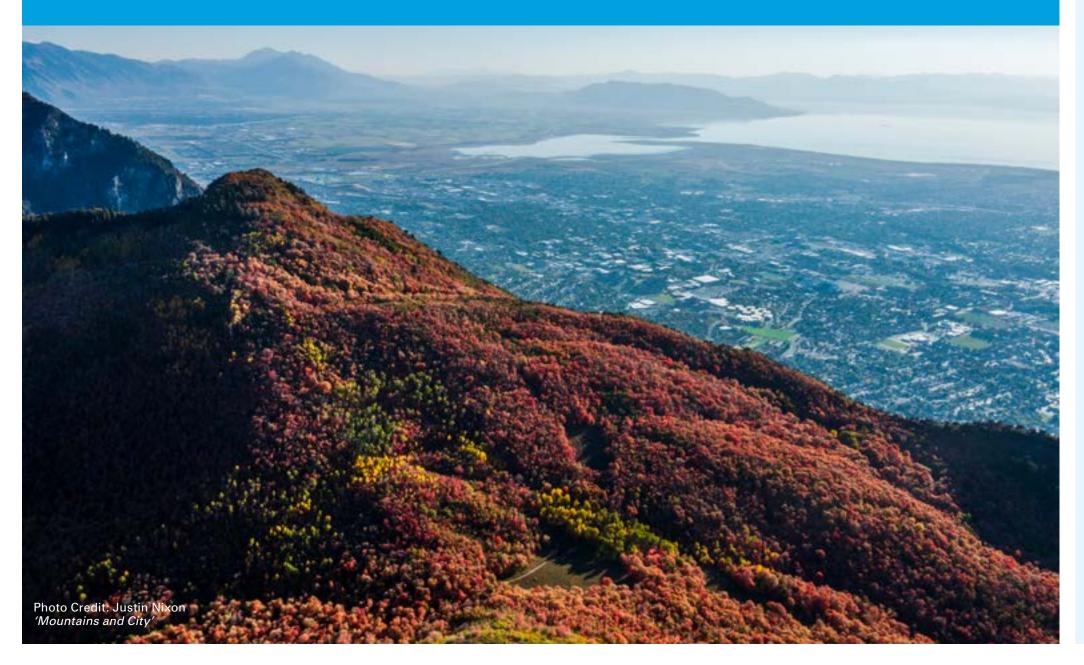
Sincerely,

Michelle Kaufusi Provo City Mayor



1. Introduction

Our Commitment: We are stewards to one another and in all that we do.



A GENERAL PLAN IS...

- A strategic guide for citywide policy decisions and priorities
- An integration of existing planning work
- A long-range tool for planning, legislation, financing and action
- A reflection of a community's vision and goals
- Inspiration for the future
- A state requirement

A GENERAL PLAN IS NOT...

- A zoning plan
- A set of land use code standards
- A detailed budget
- Specific regulations, requirements or ordinances
- A binding document



INTRODUCTION

What is a General Plan?

The Provo General Plan is the guiding document that establishes goals, values, and policies that will shape growth and development within Provo City over the next 20 years.

Provo is one of the fastest growing cities in Utah, which brings change to the community. Yet, the existing General Plan is dated, cumbersome to use and does not reflect the current needs and desires of the community.

To guide growth, the City needs a plan that is clear, user-friendly and provides a framework for how to address future goals and priorities. The General Plan must also address elements such as land use, economic development, moderate-income housing, multimodal mobility and transportation, integrated parks, trails, and open space, and the community's history and culture. Community input and feedback is integral to ensure the plan aligns with the priorities and goals of the people of Provo.

Why is it Needed?

Utah State Law (Title 10-9a-401) requires municipalities to maintain a current general plan that includes land use and future land use maps, transportation elements, moderate income housing elements, and all public infrastructure investment justification. The Provo City General Plan is consistent with state legislature and encompasses all requirements in subsequent pages.

The current General Plan is over 10 years old and growth projections necessitate an update. Projections anticipate that Provo will grow by about 33.3% by the year 2040, adding approximately 38,800 people to the city's population total. This will have a significant impact on Provo and the General Plan offers a proactive approach to how the City accommodates additional housing needs, provides jobs and services, addresses transportation impacts, and maintains a high quality of life for all residents.

This Plan is a complete document that focuses on implementation strategies to further the vision of the community. The General Plan will serve as a guide to residents, developers, businesses, and visitors for how Provo intends to manage growth and provides a framework for land use, zoning requirements, and capital improvements. It is the overarching guide to all policy adoptions.

How to Use this Document

The Provo General Plan includes a vision, goals, strategies, and implementation measures that reflect the community's vision. All the required elements are organized by themes. The final chapter includes an action plan which provides relative timing and leadership needed to move toward the vision and goals.

This document includes the following themes:

- Chapter 2. A Welcoming Community includes inclusivity and public services;
- Chapter 3. Stewardship of the Outdoors includes outdoors, recreation and open space and environmental resilience:
- Chapter 4. Growing Together addresses heritage and cultural resources and development in relation to land use and development;
- Chapter 5. Livable Provo addresses economy, employment and housing (including Moderate Income Housing);
- **Chapter 6. Connected and Safe** defines mobility and transportation;
- Chapter 7. A City that Leads describes fiscal responsibility and local and regional leadership.

This General Plan serves as a reference tool with written non-binding recommendations supported by maps and actions to guide City leaders in making decisions that will impact Provo over the next 20 years. The goals are aspirational and will sometimes require the balancing of conflicting priorities. The decisions will be the left to future city leaders.

VISION STATEMENT

A vision is a statement from the community that can positively influence the culture, economy, and development in response to change. Provo is home to long time residents, young students, and a new population moving to the region for the access to open space, sense of community, and cultural assets of the region. Along with this growth comes a need to address how open space, transportation, infrastructure, resilience, and city services can meet the changing needs of the residents and city. The Provo vision statement establishes a commitment to improving the future of Provo while maintaining its character in the face of rapid growth and change.

Provo is a regional economic center with access to abundant open space, excellent educational opportunities, and a thriving city where the local culture is celebrated. We are a welcoming community that supports purposeful development of a broad range of housing types, mixed-use retail, recreation, and employment that invites all residents and visitors—new and established—to call Provo home.

WHAT WE HEARD...

Provo Today: What Have We Learned?

The most important thing we heard in conversations with the community is how access to nature makes Provo a special place to live. In addition, the values in Provo center around a sense of family and community. The top five qualities most important to Provo residents:

- 1. Abundant open space and nature.
- 2. Walkable and bikeable connections.
- 3. A high quality of life.
- 4. A thriving university town.
- 5. Local arts and culture scene.

Provo Tomorrow: Where are We Going?

The theme derived from surveys and stakeholder conversations is that the future of Provo include accommodate growth and change while maintaining a quality of life that is in balance with environmental impacts, keeping housing affordable, and not overstressing roadways. The top five considerations for the future of Provo:

- 1. Provide abundant open space and recreational opportunities.
- 2. Address housing needs.
- 3. Provide for balanced transportation.
- 4. Plan with diversity and inclusivity in mind.
- 5. Support innovations in sustainability.

Photo Credit: Mark Greenwood 'Lake & Kayak'



KEY THEMES

Provo is committed to preserving what makes Provo such an attractive and desirable place to live, and at the same time being a leader within the region for balanced growth. As set forth by the vision, strategies, and actions defined in this General Plan, a collective focus on the six themes below will help ensure the highest quality of life for its residents.



A Welcoming Community

OUR COMMITMENT:

We promote a high quality of life and celebrate all people who come to Provo.

- 1. Strive for fair distribution of public services that serve all residents and businesses.
- Create incentives for development in underserved neighborhoods and encourage expansion of public facilities to underserved parts of the city.
- 3. Increase opportunities for input and representation from all citizens.
- Continue Provo City's high standards of constructing and maintaining high quality community facilities.



Stewardship of the Outdoors

OUR COMMITMENT:

We are actively responsible for the future of our recreational and natural lands.

- Connect the lake to the mountains by enhancing key areas along Utah Lake and creating a greenway along the Provo River.
- 2. Give careful consideration to the conservation of open spaces, scenic areas, and viable agricultural lands.
- Develop programs and educational opportunities at parks, open spaces, and trails.
- 4. Increase active and passive parks and recreational amenities.
- Implement the Provo Conservation and Resiliency Plan to promote best practices for environmental stewardship.



Growing Together

OUR COMMITMENT:

We strive for development that will create places for neighbors, new and old, to become part of our story.

- 1. Celebrate historical assets and local character.
- 2. Create cohesive urban design that aligns transit, land use, and open space.
- 3. Promote sustainable development in alignment with the Conservation and Resilience Plan to ensure a livable community for future generations.

OUR COMMITMENT:

We are stewards to one another and in all we do.



Livable Provo

OUR COMMITMENT:

We strive for a resilient and vibrant economy that supports good jobs and a diversity of housing options for all residents.

- Allow for different types of housing in neighborhoods.
 Allow for a mix of home sizes at different price points, including ADUs.
- 2. Strive to increase the number of housing units across the whole of Provo.
- 3. Employ innovative approaches to promote local business and create community.
- 4. Encourage growth around the Provo Municipal Airport and facilitate development where appropriate.



Connected and Safe

OUR COMMITMENT:

We promote a multimodal network of streets, trails, and tracks that connect drivers, passengers, walkers, and bicyclists of all ages.

- 1. Prioritize roadways and multimodal corridors that are safe and have adequate capacity for all modes as appropriate.
- 2. Improve bicycle and pedestrian networks to connect the city.
- 3. Strive to create a robust system of local and regional transportation alternatives including rail, bus, biking, and walking options.
- 4. Find the right balance of parking to create a thriving economy.
- 5. Coordinate with the Conservation and Resiliency Plan to reduce environmental impacts of single occupancy vehicle trips.



A City that Leads

OUR COMMITMENT:

We are leaders in innovative and strategic practices to support the community.

- Become a leader in sustainable practices and promote regional collaboration.
- 2. Adopt regulatory frameworks that are simple, accessible, and fair at all scales of development.
- 3. Continue to foster a culture of transparency and citizen involvement.
- 4. Encourage diversification of tax base and revenue streams through efficiency and proactive governance.

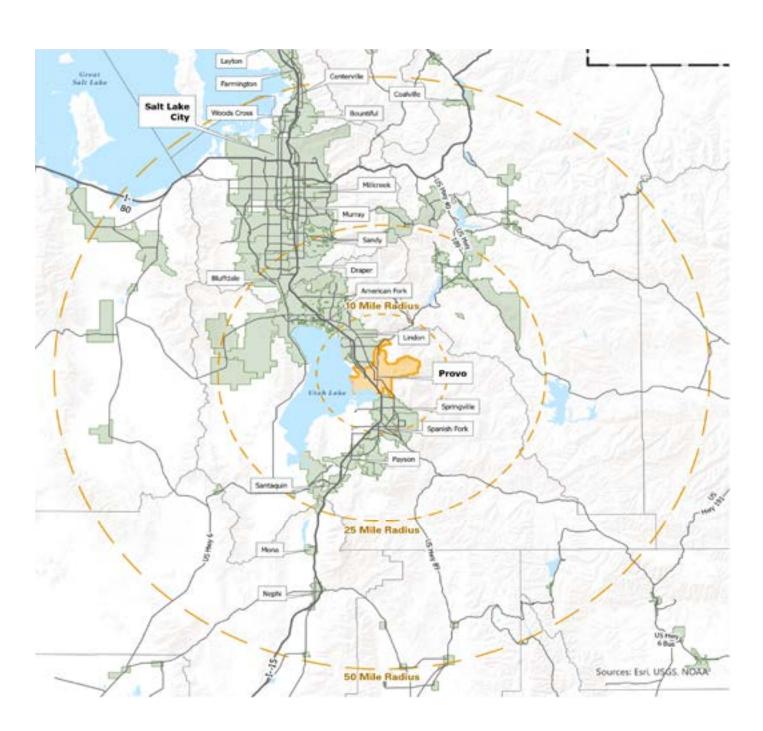


PROVO TODAY

Geographic Context

Provo is the third-largest city in Utah. Situated in Utah Valley, south of Salt Lake City, Provo City is bordered by mountains on the east and north and Utah Lake to the west. Interstate 15 intersects Provo running north and south, while highway 189 parallels the Provo River as it enters city boundaries to the north.

With proximity to mountains, canyons, reservoirs, rivers, and lakes, Provo boasts abundant recreational opportunities, and its natural spaces and parks draw outdoor enthusiasts of all kinds. In a community survey, 97% of respondents named access to recreation and the outdoors as an important value to the Provo community.



Historical Context

Provo was settled first by the Utes, an indigenous people of the Great Basin, and later by pioneers. Its name honors Etienne Provost, an early trapper who established a trading post near Utah Lake. Its culture and history have been influenced continuously by the Church of Jesus Christ of Latter-day Saints, whose congregates founded communities throughout the Mountain West. In the mid 1800s, Provo was incorporated as a city and later recognized as the seat of Utah County.

Demographic Context

In 2020, Provo's population was 116,616. Since 2010, the population has grown by 6,400 residents, or 5.8%. The Mountainland Association of Governments projects that Provo's population will reach 155,397 by 2040, an increase of 33%. This growth will impact nearly all city services and sectors, including housing, transportation, and employment.

Provo is home to Brigham Young University (BYU), which continues to play a prominent role within the community. Due in part to the large student population and in part to a large youth population, the median age of 23-26 years-old in Provo has remained lower than both the County and State.

An economic engine for the region, Provo's public and private sectors provide ample work opportunities. Provo City is the seat for Utah County's nearly 700,000 residents. Its academic institutions, including BYU in Provo and Utah Valley University (UVU) in the neighboring municipality of Orem, employ thousands, and their graduates attract a wide range of companies to the area. With 95% of residents aged 25 and above holding at least a high school degree, and 45% holding at least one collegiate degree, Provo's highly educated population is a significant asset for the business community. Among these homegrown enterprises is Qualtrics, founded in 2002 and acquired in 2019 for \$8 billion.





PROCESS

The Process

The General Plan Update process is designed to create a plan the community will be proud of for years to come. The process began with on the ground research to develop an extensive understanding of the community's needs and desires, providing a foundation for a successful process and final document.

The outcome of this process addresses key elements such as land use, economic growth, moderate-income housing, multimodal mobility and transportation, integrated parks, trails and open space, and the community's history and culture. Working closely with the City and residents, the plan process includes exploring, prioritizing, and synthesizing the aspirations, goals, and desires of community members.

EXPLORE + ENGAGE

Understand key issues and opportunities

Phase 1: Explore and Engage

This phase focused on gathering data to understand the community and identify key issues and opportunities to address in the General Plan.

SYNTHESIZE + PRIORITIZE

Assess key themes and community goals

Phase 2: Synthesize and Prioritize

This phase focused on assessing what was learned from the data and the community, identifying key themes and goals important to the city.

3

FINALIZE + IMPLEMENT

Prepare final document to guide the community

Phase 3: Finalize and Implement

The final phase focused on preparing a final document that the entire Provo community can use to meet goals of focusing and unifying future planning and public investment.

Relationship to other plans

The General Plan is Provo's preeminent planning document. It informs all other plans and policies, including master plans, area plans, and regulatory codes, which offer greater specificity than the General Plan. Together, these plans are complementary and consistent in their purpose. The examples given here are illustrative and not a complete list.

GENERAL

GENERAL PLAN

Utah state code requires every city and county to create and adopt a general plan (10-9a-401, 17-27a-401). Also called master or comprehensive plans, they guide decision making by describing the community's current and future needs, including housing, land use, and transportation.

Example

• Provo General Plan

MASTER PLANS

Master plans provide specialized and coordinated planning efforts.

Examples

- Transportation Plan
- Conservation and Resiliency Plan
- Parks Master Plan

AREA PLANS

Area Plans are more detailed and specific than both the General and Master Plans. They are generally adopted as an appendix to the General Plan and refine the goals and policies of the General Plan as they relate to a specific area.

Examples

- Downtown Master Plan
- Maeser Neighborhood Plan
- Southeast Neighborhoods Plan

REGULATORY CODES

Regulatory, or zoning, codes list permitted and conditional uses for each zone (i.e., residential, manufacturing, recreational, etc.) and the regulatory standards for development within the different zones.

Example

- Provo City Land Use Code
- Downtown Streetscape Standards
- Provo Subdivision Ordinance





COMMUNITY ENGAGEMENT

Community feedback is the foundation of a general plan, setting a guiding vision for how a city grows and changes over time. For Provo, the engagement process allowed residents, City staff, and other stakeholders to provide input to create a plan representative of their diverse values.

Focus groups, community workshops, online surveys, virtual presentations, and a website—as well as a working group of city and community leaders and volunteers—helped guide the formation of the plan. Virtual open houses were core to the community engagement strategy. Made up of workshops and surveys, these online events not only defined key elements and values, but also gauged the public's response to planning efforts made to date and shaped the direction of future planning.

Despite the COVID-19 pandemic, which prevented in-person planning efforts, community input was substantial. Some 400 people engaged in the first workshop and survey, and some 1,000 people engaged in the second workshop and survey. A full summary of Community Outreach can be found in Appendix B.



150+
COMMUNITY MEMBERS
DIRECTLY ENGAGED





- **3** FOCUS GROUPS
- 3 VIRTUAL OPEN HOUSES

481 SURVEY 1 RESPONSES

947 SURVEY 2 RESPONSES

25 WORK GROUP MEMBERS



Community feedback was integrated through the General Plan Process. The words and ideas expressed at workshops, stakeholder meetings, and through survey comments became the basis for the key themes and drivers of the Provo General Plan.







A Welcoming Community

Our Commitment: We promote a high quality of life and celebrate all people who come to Provo.





WHAT WE HEARD...

From Community Survey #1:

The top words to include in the Provo Vision include:

- Sustainable
- Diverse
- Safe
- Walkable
- Family
- Growth
- Inclusive
- Density
- Community
- Welcome

From Community Survey #2:

76% of respondents agree that "Welcoming Community" is an important goal for the General Plan.

Top 3 Inclusive Community Strategies

- 1. Promote employment opportunities for all residents.
- 2. An diversity and inclusion advisory committee or strategy.
- 3. Housing available for all income levels.

Top 3 Public Services Strategies

- 1. Support educational opportunities.
- 2. Fiscally sustainable city budgeting and service planning.
- 3. Best practices in water use reductionand reuse..



CONTEXT

In the planning process, participants expressed their desire to make Provo a welcoming place for everyone. In surveys, when asked 'what makes Provo special', 25% of comments addressed this topic of belonging. People of all backgrounds are welcome in Provo—students and long-time residents, people of different ethnicities and faiths, people of different ages and every stage of life. While some residents feel that much progress has been made to create inclusive communities, others see an opportunity to continue to remove barriers and to give voice to those who are not yet being heard.

Fair and Equal Distribution of Services: With growth comes more demand for services and facilities such as roads, parks and schools. The city should strive to maintain current levels of service while increasing access for underserved parts of the city. Quality of life also includes public safety elements such as police and fires services.

With an abundance of young families with children, and a culture that values education, Provo should continue to make good schools, local libraries, and higher education programs an asset in the community. Likewise, all residents should have access to a home that is priced to their income level, with fair and adequate access to meet the needs of daily life. This topic will be explored further in Chapter 5, "A Livable Provo."

21 | A WELCOMING COMMUNITY

Provo's older adult population should also be considered in planning activities. These citizens may be particularly sensitive to the changes in cost of housing. Further, mobility and interactions with the community can be challenging issues for older adults. Current housing, mobility, and public spaces should address options for older adults and be evaluated and enhanced in future planning and development.

Vulnerable and Underserved Populations: College and University students in Provo are typically younger than other residents, have less time for full-time employment, and their needs should be considered. A vulnerable community in and of itself, students can be better integrated into the community and encouraged to stay after graduation, not only as workers but as valued members of society.

Another underrepresented population is that of west Provo, which lacks the same access to services and facilities that central or northern residents have. Efforts should be made to prioritize and expand access to healthy food, libraries, and transit in the western part of the city.

Photo Credit: Christina

Ethnicity: The majority of Provo's population, 92.1%, identify as White while 4.9% identify as Asian and 2.3% as Pacific Islanders. About 15.7% of Provo's population identify as Hispanic and/or Latino.1

Median Household Income: Provo's median household income (MHI) is currently \$53,864, which is considerably lower than that of the County (\$79,545) and the State (\$75,780). Provo's median family income (MFI) is \$58,690, which is also lower than the County (\$86,636) and the State (\$86,152).

Area Median Income: The area median income (AMI) is the midpoint of a region's income distribution. Half of the households in the region earn more, and half earn less. AMI is important because each year the Department of Housing and Urban Development (HUD) calculates the median income for every metropolitan region in the country, and this statistic is used to determine whether families are eligible for certain affordable housing programs.

Table 1 illustrates the 2021 incomes levels for the Provo-Orem metropolitan statistical area (MSA) by household size.

Table 1: Area Median Income (AMI) for Provo-Orem Metropolitan Statistical Area (MSA)

INCOME CATEGORY	PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
Extremely Low Income (30%)	\$17,600	\$20,100	\$22,600	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
Very Low Income (50%)	\$29,300	\$33,500	\$37,700	\$41,850	\$45,200	\$48,550	\$51,900	\$55,250
Low Income (80%)	\$46,900	\$53,600	\$60,300	\$66,950	\$72,350	\$77,700	\$83,050	\$88,400
Median Family Income (100%)	\$58,600	\$67,000	\$75,400	\$83,700	\$90,400	\$97,100	\$103,800	\$110,500
Above Median Income (120%)	\$70,320	\$80,400	\$90,480	\$100,440	\$108,480	\$116,520	\$124,560	\$132,600

Table 1: AMI is typically distinguished between three types of households. Households earning less than 80% of the AMI are considered low-income households by HUD. Very low-income households earn less than 50% of the AMI and extremely low-income households earn less than 30% of the AMI. Source: American Community Survey, 2019.





¹ American Community Survey, 2019.

GOALS AND STRATEGIES



A Welcoming Community

The policies and strategies on the next page reflect the vision of the community to address future planning around equitable access to public facilities. Goals revolve around increasing access to city services to create an attractive and welcoming place for people to live and work.



Coordinated Planning Efforts

These goals and strategies are intended to be applied in conjunction with relevant existing and future, including neighborhood plans and area-specific plans, as applicable. Specific Plans to note as follows:

- Transportation Master Plan (2020)
- Neighborhood Plans, as applicable
- Parks and Recreation Master Plan (2021 Update)

WC 1.

Strive for fair distribution of public services that serve all residents and businesses.

- a. Expand access to libraries, parks, schools, and social services.
- b. Increase accessibility to all modes of transportation.
- c. Strive for access to all public facilities and services to people of all incomes, colors, ages, and abilities.
- d. Promote development that provides attainable options for housing through housing mix and designing for affordability.

WC 2.

Create incentives for development in underserved neighborhoods and encourage expansion of public facilities to underserved parts of the city.

- a. Increase access to existing City facilities.
- b. Provide fair distribution of services across neighborhoods.
- c. Expand services to western Provo.

WC 3.

Increase opportunities for input and representation from all residents.

- a. Encourage increased diversity on boards and committees.
- b. Develop a Diversity and Inclusion Advisory
 Committee and task a committee with a 'Welcome
 Home' Strategy and/or Campaign.
- c. Build connections to students and university communities.

WC 4.

Continue Provo City's high standards of constructing and maintaining high quality community facilities.

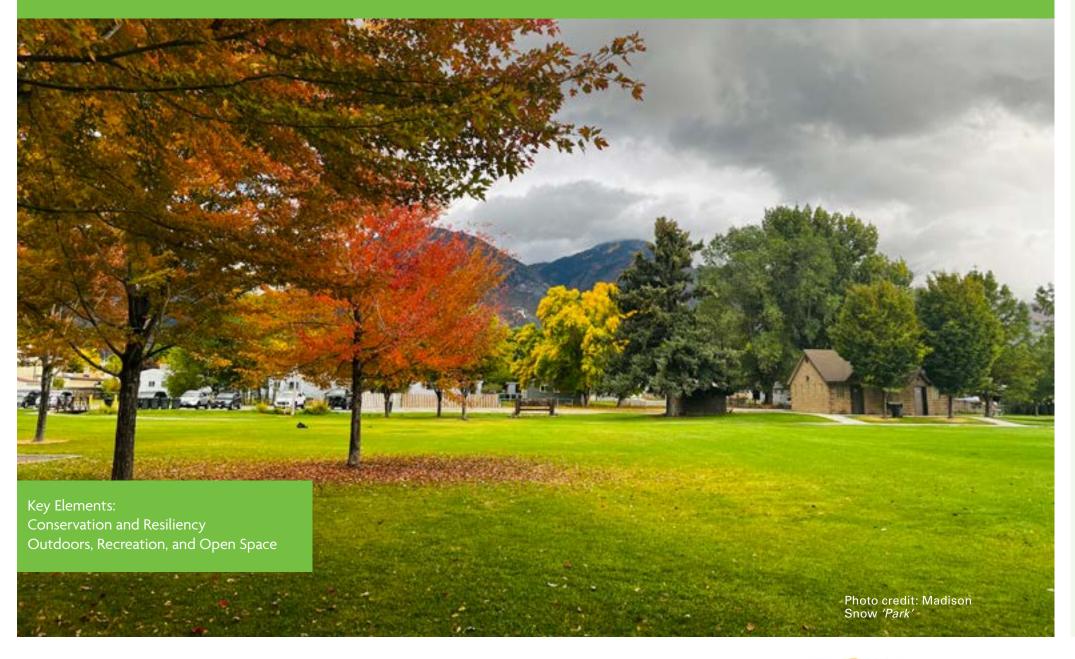
a. Continue to designate necessary funding for staffing, maintenance, and programs.



Stewardship of the Outdoors

Our Commitment: We are actively responsible for the future of our recreational and natural lands.





WHAT WE HEARD...

From Community Survey #1:

"In terms of recreation, Provo needs..."

Preservation of open space - 19% Neighborhood parks - 18% A river trail, bikeable streets, trails - 14%

From Community Survey #2:

"I love that Provo has..."

A river trail system - 32% A recreation center - 32% A parks system - 27%

Top 3 Conservation and Resiliency Strategies

- 1. Conserve open spaces and scenic areas.
- 2. Enhance or restore the Provo River and other waterways.
- 3. Promote environmental stewardship.

Top 3 Open Space, Parks, and Trails Strategies

- 1. Improve walking and biking connections to parks, trails and open space.
- 2. Continue to improve existing parks and open spaces.
- 3. Increase active and passive recreation areas.



CONTEXT

Nestled between the Wasatch Mountains and Utah Lake, Provo has a special natural setting along the I-15 corridor. Natural features include Provo River, Utah Lake, and the Uintah-Wasatch National Forest as well as national historic landmarks. Timpanogos Peak and a vast network of urban parks forms the eastern horizon of Provo. Preservation of open space and future opportunities for parks, trails, and recreation amenities are integral to promoting this core community value. Because urban parks are thoroughly addressed in the Parks Master Plan, the General Plan will focus on open space and the network of parks and recreational spaces, trails, and open space.

Recreational Assets: Provo's parks, trails, and facilities improve quality of life and attract residents and employers alike. Peaks Ice Arena (a 2002 Winter Olympics venue), the Provo Recreation Center, and other indoor facilities provide year-round opportunities for play. There is ample outdoor recreation too. Urban parks are invaluable resources that improve every aspect of quality of life, and Provo's parks are some of its greatest assets. Nearly three-fourths (74%) of residents live with ¼ mile of a park, and about 60% of the city is open lands, from foothills in the east to shorelines in the west. Hiking, biking, climbing, fishing, and paddling are everyday pursuits in Provo and its beautiful surroundings. For more information about urban parks, see the Parks Master Plan.

Environmental Assets: The Provo River and Utah Lake are community treasures worth protecting. From cleaning up shorelines and increasing fish and wildlife habitats to

From Community Survey #2:
95% of people agree that
"Stewardship of the Outdoors" is an
important goal for the General Plan.

restoring Provo River as an active greenway from the lake the mountains, efforts to collaborate with community partners to improve Provo's waterways will not only enhance the environment but also instill a greater sense of stewardship among Provo residents.

The hillsides to the east of Provo provide access to local trails and canyons that should be protected through a hillsides and canyons conservation plan. Development, if ever considered, should be for recreation purposes or to further conservation efforts.

Provo also has a strong agricultural history and at one point was nicknamed 'The Garden City' with the large number of fruit orchards and gardens. As the city continues to grow, it will take careful consideration to preserve viable agricultural lands.

57
TOTAL
PARKS

679
TOTAL
ACRES OF
PARKLAND

74%
OF RESIDENTS
LIVE WITHIN 1/4
MILE OF A PARK

60%

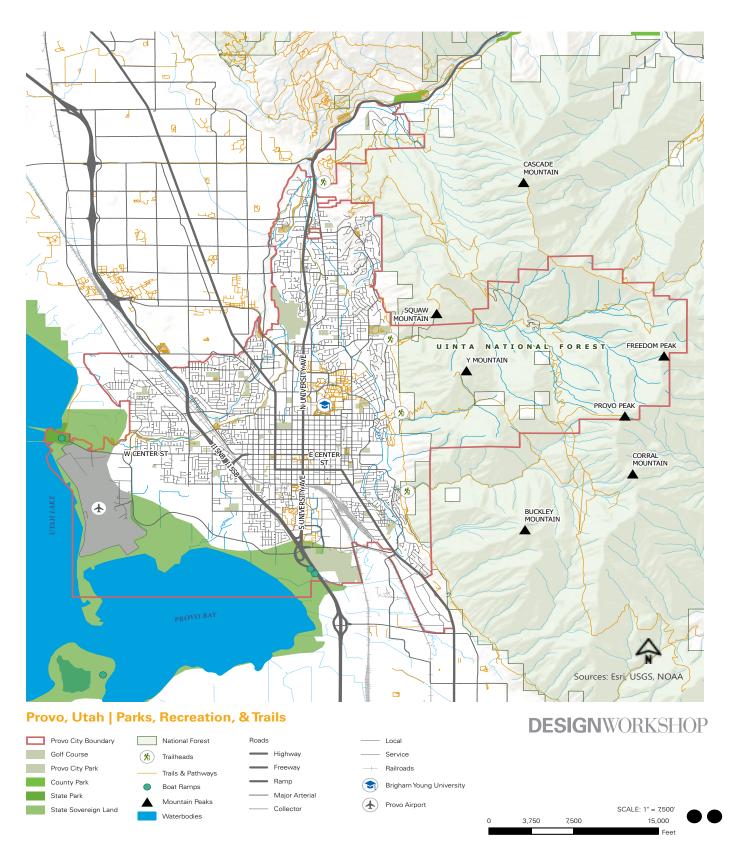
OF THE CITY IS

OPEN LAND*

*As mapped by NLCD, including a portion of the Uinta National Forest

GENERAL PLAN

ON THE MAP: PROVO'S NATURAL ASSETS





GOALS AND STRATEGIES



Stewardship of the Outdoors

The policies and strategies on the next page reflect the vision of the community to address future planning around open space, recreation, and environmental sustainability. Goals for the environment focus on the preservation of open spaces, agricultural protection, and activating the riverfront and Utah Lake. Goals around conservation and resiliency focus on clean air, transportation alternatives, and stewardship of our shared natural assets.



Coordinated Planning Efforts

These goals and strategies are intended to be applied in conjunction with relevant existing and future efforts including neighborhood plans and area-specific plans, as applicable.

Specific Plans to note as follows:

- Parks and Recreation Master Plan (2021)
- Utah Lake and Provo River Environmental Considerations
- Conservation and Resiliency Plan (2021)
- Rivers and Lakeshore Plan (in progress, with funding approved)
- Hillside and Canyons Plan (in progress, with funding approved)
- Neighborhood Plans, as applicable

SO 1.

Connect the lake to the mountains by restoring key areas along Utah Lake and creating a greenway along the Provo River.

- a. Increase opportunities for recreation through development of passive spaces, active design, and educational opportunities.
- b. Coordinate with community partners to restore habitats, stream banks, and wetland areas of the Provo Riverfront and Utah Lake.
- c. Promote bikeable and walkable connections to and along the lake and river.
- d. Implement green infrastructure and other best management practices to improve water quality.
- e. Explore codes and incentives for redevelopment along waterfront properties.

SO 2.

Give careful consideration to the conservation of open spaces, scenic areas, and viable agricultural land.

- a. Create a strategic plan that includes tools and funding opportunities to conserve, connect, and protect vulnerable lands and open space.
- b. Complete a land environmental suitability analysis.
- c. Review open space requirements for all development types and revise based on best practices.

SO 3.

Develop programs and educational opportunities at parks, open spaces, and trails.

- a. Increase access and education around local food production.
- b. Add educational signs and programs about local wetlands.
- c. Promote community activities in parks and open spaces.

SO 4.

Increase active and passive parks and recreational amenities.

- a. Improve walking connections to parks, trails, and open space.
- b. Improve biking connections to parks, trails, and open space.
- c. Increase open space amenities such as benches, walks, and lighting.
- d. Improve access to parks for people of all ages and skills.
- e. Improve safety at parks and greenways through signage, lighting, and increased visibility.

SO 5.

Implement the Provo Conservation and Resiliency Plan to promote best practices for environmental stewardship.

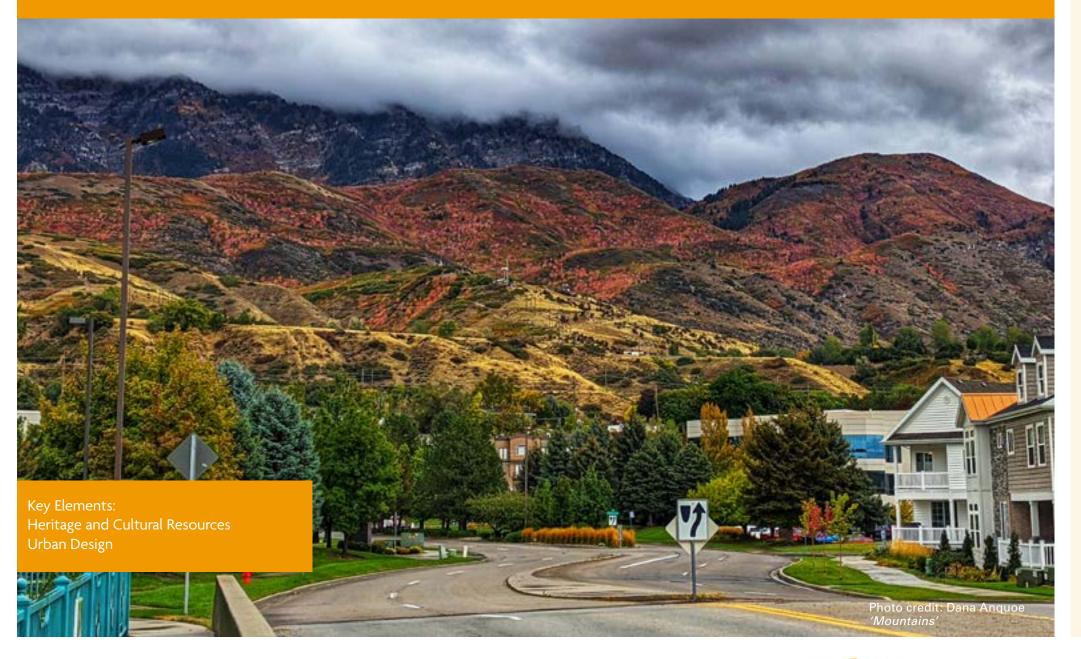
- a. Utilize water conservative practices including landscaping in Provo Parks.
- b. Encourage waste reduction and recycling in Provo Parks.
- c. Minimize the impacts of light pollution in Provo parks.



Growing Together

Our Commitment: We strive for development that will create places for neighbors, new and established, to become part of our story.





WHAT WE HEARD...

From Community Survey #1:

"What is important about Provo's history that we need to remember and preserve?"

Architecture/Buildings - 30% Pioneers - 25% Native Culture - 22%

From Community Survey #2:

68% of survey respondents agree that "Sustainable Provo" is an important goal for the General Plan. Based on feedback from the community this element was reframed as "Growing Together" to better address how growth and change can inform the future of Provo.

Top 3 Heritage and Cultural Resources Strategies

- 1. Celebrate local arts and culture.
- 2. Celebrate the historic downtown.
- 3. Celebrate the university community.

Top 3 Development Pattern Strategies

- 1. Sustainable development.
- 2. Mixed-use development.
- 3. Small scale, infill development.



CONTEXT

A friendly community and a vibrant downtown are two of the things people love about Provo. This theme addresses cultural resources and urban design, which consider how transportation, land use, and open space weave together to create great places to live. Careful consideration is given to resource distribution throughout the city, including land use. The Future Land Use Map in the General Plan provides a general recommendation for the future development of various land uses including the location of different residential, retail, and commercial nodes at a regional and local scale. Housing and Employment is further described in Chapter 5 Livable Provo.

The Future is Balanced: It is important to address locations for increased density to address a growing demand for housing while preserving single-family neighborhoods. This also includes maintaining and preserving open space to promote healthy lifestyles and family friendly communities. The community expressed an overall desire for more mixed-use development and a mix of housing types in walkable neighborhood.

There is also a desire to see neighborhood-scale retail development that encourages local business, remote working, and walkable neighborhoods.

There is a Place for Everyone in Provo: An ideal place to live, work, and play looks different for people of different backgrounds, ages and interests. In Provo, a mix of housing, transportation modes, and employment opportunities can help retain students after graduation and attract and retain families and businesses. A diversity of people, interests and choices makes communities safe and dynamic and enhances quality of life for all.

Celebrating Provo's History and Heritage: The stories of the people of Provo should be celebrated, from its earliest inhabitants to its newest arrivals. Today, these authentic stories live on in the architecture of the city, in its parks, in its streets, in its homes and institutions, and new stories are being created every day. Natural and agricultural landmarks as well as historical and religious sites should be preserved. Adaptive reuse should be employed to give new life to historic buildings.

Planning in Context: In an urban setting, density measures the number of people living in an area of land for a certain type of use. As density increases in Provo, it is important to understand the benefits and trade-offs.

Denser development patterns invite more people to a smaller area, which can help conserve open space, lower infrastructure costs, and improve access to transit, retail,





and other services. However, where road networks and land uses are not suited for increased population, denser development patterns can strain resources. Future planning in Provo should encourage higher density along transit lines, in the downtown area, and at intersections of major roadways. A mix of housing types is also encouraged, such as duplexes and triplexes in existing residential neighborhoods.

With Provos status as a regional economic and employment center, we import and export employees daily. Provo and Orem are forecasted by the Mountainland Association of Governments to continue as the employment center of the metropolitan area through 2050. While effects to reduce commuting by adding diverse housing types and reducing housing costs are recommended in the General Plan, we also acknowledge that Provo must have varied transportation strategies in place to move commuters in and out of the city with minimal congestion, improved safety, and reduced air quality impacts.

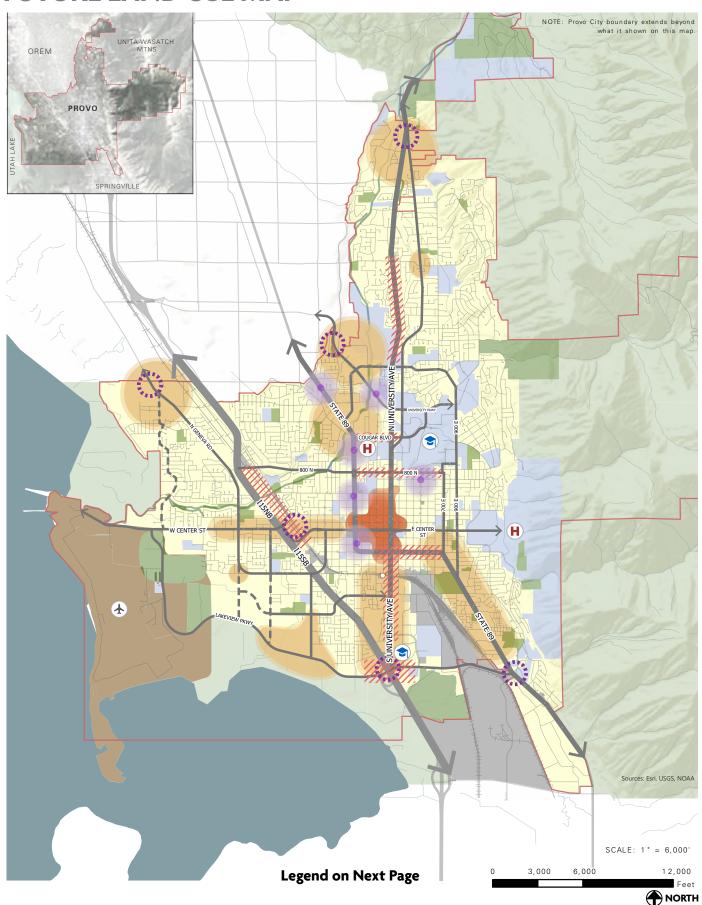
Land Use and Zoning Regulations

Allowance for Mixed-Use Projects: Provo is continuing to develop and adopt new codes that allow increased moderate income development options throughout the city, through allowances for a variety of housing types, including townhomes, cluster developments, and apartments. Provo's code also allows residential uses as mixed-uses with commercial projects in a number of zones, most recently added as an allowance in the Regional Commercial Shopping (SC-3) zone.

Allowances for Accessory Dwelling Units: Provo's zoning code allows accessory dwelling units (ADUs) in select areas of the city. The expansion on ADUs merits future consideration to increase supply and choice in housing options.



FUTURE LAND USE MAP



□ Provo City Boundary □ Downtown □ Residential □ Parks, Recreation & Open Space □ Public Facilities □ Industrial □ Airport □ Commercial □ Mixed-Use □ Gateway



- Institutional
- (H) Hospital

Land Use Designations

The Future Land Use Map is a tool to guide future land use planning. Along with policies set forth in the General Plan, it may strongly influence requests for changes to the zoning of property; however, it is not a zoning map. The rezoning of property is a legislative act that amends the Zoning Map, which is an integral part of Title 14 (Zoning) of the Provo Municipal Code.

The areas on this map provide guidance for future land uses in Provo. The lines on the map are intended to be general, not specific. Land uses consider a zone of influence where a certain designation may impact other land uses within the area.

The following page outlines the Land Use Designation table. Each land use category on the map is further defined by its purpose (the general intent of the category) and character and uses (the types of land uses appropriate within the category).

LAND USE DESIGNATIONS

Table 2: Land Use Designations

CATEGORY	PURPOSE	CHARACTER AND USES
Downtown	The Downtown category consists of a mix of urban uses including office, retail, commercial, facilities, and residential. Vertical uses and pedestrian scale design is encouraged.	Downtown Uses: A mix of uses with a higher intensity of commercial, office, and residential within an attractive public realm.
Mixed Use	The mixed use category includes commercial, office, and residential uses, and mix of all uses vertically or horizontally is encouraged.	Medium Intensity mixed-use: Consisting of multifamily or attached, office, and community or neighborhood scale commercial.
Transit Oriented Development	The transit oriented development (TOD) category includes commercial, office and residential uses developed adjacent to alternative modes of transportation, and encouraging pedestrian and bicycle facilities.	High Intensity mixed-use: Consisting of residential, office, and community or neighborhood scale commercial. Pedestrian scale design and encouraging alternative transit.
Commercial	The commercial land use category is intended to promote areas for both local and regional goods and services as well as job centers. Certain light industrial that offer products may also be appropriate.	Professional Services: Consisting of office uses. Regional Commercial: Consisting of larger retail service stores and should be located along major roadways. Community Commercial: Consisting of a cluster of general shopping facilities for basic needs, goods and services. Neighborhood Commercial: Consisting of neighborhood retail at smaller scales and intensities of use.
Residential	Residential land use category is intended to offer a broad mix of housing types across the City. Neighborhoods should be mixed to provide a wide range of housing opportunities.	Residential- High Density: Consisting of all residential uses in low and mid density, as well as condominiums and apartments. Residential- Medium Density: Consisting of single family, duplexes and triplexes as well as multiplexes, cottage courts, small town homes and multifamily units up to 4 stories. Residential- Low Density: Consisting of suburban areas with single family housing and neighborhood scale duplexes and triplexes as appropriate. Additional dwelling units should be allowed at all scales of residential use. Low Intensity mixed-use: Consisting of low density multifamily or attached units, small office and live-work spaces, neighborhood 'corner-store' commercial.

Table 2: Land Use Designations

CATEGORY	PURPOSE	CHARACTER AND USES
Facilities	The Facilities land use category is intended for governmental facilities, hospitals, and public buildings and operations.	
Parks, Recreation, and Open Space	The Parks, Recreation, and Open Space land use category includes a variety of regional, community, and neighborhood-scale parks, natural lands, and agricultural areas with minimal use or activity.	Regional Parks: Large parks consisting of special amenities or attractions, a regional destination. Community Parks: Mid size parks consisting of community-based recreation assets such as sports fields and amphitheaters. Neighborhood Parks: Small parks with neighborhoods serving local recreation needs such as active play and passive lawns.
Institutional	The Institutional land use category is intended for civic educational facilities.	
Industrial	The Industrial land use category includes manufacturing, warehousing, processing, and other uses for the creation or production of goods.	Light Industrial: Consisting of low impact, clean uses primarily operating in buildings. Heavy Industrial: Consisting of higher impact uses with nuisance uses such as heavy machinery, high pollution, trucking, or materials storage. These should be kept separate from other uses.
Airport	The airport land use is intended for airport-related activities and future growth including commercial and industrial uses.	Airport Commercial: Consisting of goods and services for airport-related activity such as car rentals, fuel stations, food access, and parking. Airport Industrial: Consisting of support services such as maintenance.
Gateway	The Gateway land use category is intended for special areas or districts adjacent to primary roadways entering the city and should include a mix of compatible mixed use, commercial, office, or light industrial uses.	



GOALS AND STRATEGIES



Growing Together

The policies and strategies on the next page reflect the vision of the community to incorporate historic preservation and urban design into future planning. Strategies address encouraging mixed-use residential, walkability, and attainable housing.



Coordinated Efforts

These goals and strategies are intended to be applied in conjunction with relevant existing and future, including neighborhood plans and area-specific plans, as applicable. Specific Plans to note as follows:

- Neighborhood Plans
- Title 14 (Zoning) of the Provo Municipal Code

GT 1.

Celebrate historical assets and local character.

- a. Create a historical designation for the Temple, Library, Academy Square ,and Courthouse.
- b. Protect and renovate the historic downtown through design standards.
- c. Celebrate local arts and culture and all the stories of the region through public art, open space and community events.
- d. Coordinate with Provo Arts Council to continue to prioritize public art.

GT 2.

Create cohesive urban design that aligns transit, land use, and open space.

- a. Encourage infill opportunities in downtown, mixeduse, and transit oriented developments.
- b. Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing, and small-lot single family.
- c. Encourage regional commercial and jobs centers to promote local jobs.
- d. Update Neighborhood Plans to align with the goals of this General Plan.
- e. Review building standards and code to promote desired development patterns.

GT 3.

Promote sustainable development in alignment with the Conservation and Resiliency Plan to ensure a livable community for future generations.

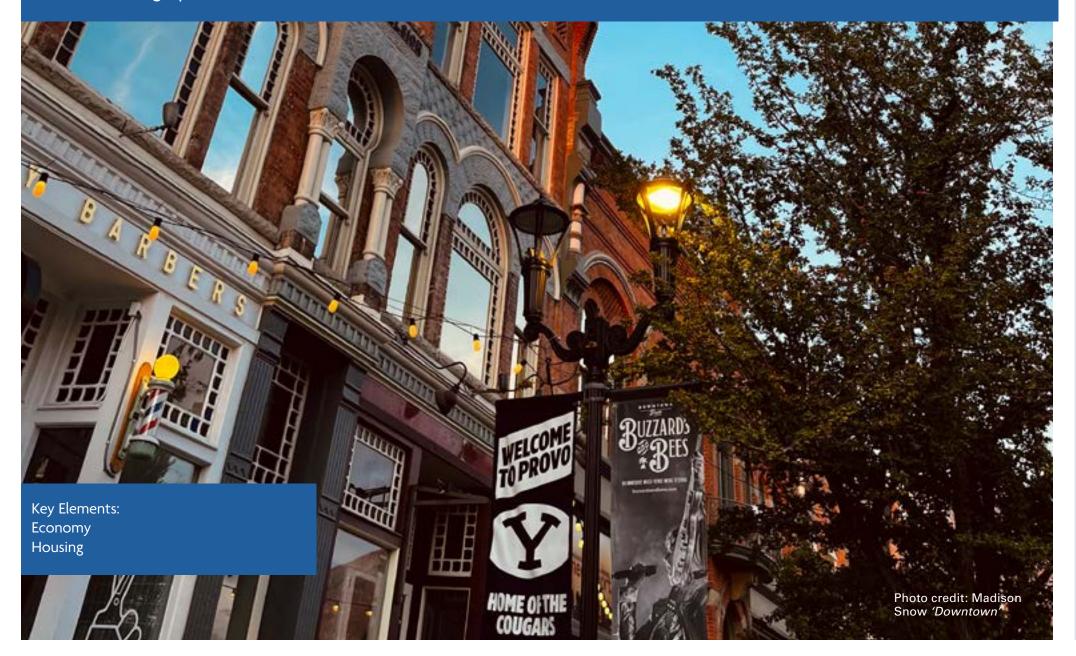
- a. Become a regional leader in energy conversation.
- b. Explore independent certification in alignment with conservation and resilience goals.



Livable Provo

Our Commitment: We strive for a resilient and vibrant economy that supports good jobs and a diversity of housing options for all residents.





WHAT WE HEARD...

From Community Survey #1:

"In terms of Housing, Provo needs..."

Single-family homes - 41% Townhouses and condominiums - 24%

From Community Survey #2:

88% of people agree that "Livable Provo" is an important goal for the General Plan

Top 3 Economic and Employment Strategies

- 1. Grow the local small business and start up communities.
- 2. Attract a range of employers in a variety of industries.
- 3. Attract technology-related business.

Top 3 Housing Strategies

- 1. Promote a mix of home sizes and price points.
- 2. Promote different types of housing, including ADUs and infill development.
- 3. Recognize the value of single-family neighborhoods.



CONTEXT

Economic development is a key factor in retail and commercial growth areas. Attracting potential employers to improve median incomes can have an impact on housing affordability and quality of life. The Livable Provo theme addresses issues around economy and housing, as these elements are correlated to creating a more livable Provo. The Housing Element in the General Plan will be primarily be driven by updates to the Moderate-Income Housing Report. However, the Plan addresses the need for encouraging a broad range of housing types to support a diversity of residents and promote housing affordability as it relates to community vision and values.

Growth and Housing: Over the past decade, Provo has grown by about 6%. While single-family housing should be preserved where appropriate, Prove residents also recognize the need to think about housing differently to promote more attainable housing choices for everyone in the community, including their children. There is an acknowledgement that to preserve agricultural lands and connections to nature at both the hillside and Utah Lake, development at a variety of scale and densities will be needed, while also maintaining a small-town character. Accessory Dwelling Units, often called ADUs, will likely be a key strategy to increasing housing. While allowed in certain areas of the City, a review and revision to current regulations will offer many benefits to addressing

housing demand. ADUs offer many advantages by providing affordable rentals and additional incomes for homeowners to offset mortgages.

A Vibrant Downtown: A friendly community and the historic downtown are part of what people love about Provo. While economic growth is not noted as a significant concern from the community comments, indicators such as commute times, leakage, and low wages suggest a demand for local jobs and identify an opportunity for growth. Opportunities include increased job centers, specifically in South Provo, and capitalizing on the emerging technology and entrepreneurial spirit of a university town. There is a desire to encourage more residential development in Downtown, which will help to support local businesses and increase activity and promote economic vibrancy.

Economic Assets: The presence of the universities and airport are also key assets for economic health. Students provide an incoming workforce to local and regional businesses. Their intellectual capital is important for a sustainable and resilient economy. In addition, the airport has continued to thrive in bringing an increase of flights and access to Provo. This asset, along with a young workforce and high quality of life, offers the opportunity to continue to attract top industries to Provo.



WHAT IS PROVO'S HOUSING STORY?

Over the last decade, Provo has grown by 6%. In 2019, there were 34,454 households, with an average household size of 3.05. About 56% of households are married-couple families. The average family size is 3.2. Provo's greatest shortage of rental units is for low-income households.

 Table 3: Number of Rental Households at Varying Income Brackets

HOUSEHOLD INCOME RANGE	RENTAL HOUSEHOLDS	RENTAL PRICE RANGE	APPROXIMATE AVAILABLE UNITS WITHIN PRICE RANGE	UNIT SURPLUS/ SHORTAGE
<30% of AMI	5600	\$0 - \$663	2223	-3377
30% to 50% of AMI	4560	\$663 - \$1,046	8538	3978
50% to 80% or AMI	4250	\$1,046 - \$1,674	4663	413
80% to 120% of AMI	5559	\$1,674 - \$2,511	3049	-2510

Source: American Community Survey, 2019

Vacancy Rates

9.7% 6.5% 4 2 Provo Utah County Utah

There are currently 36,854 housing units in Provo. 93% of housing units in the city are occupied and 6.5% are vacant. Provo's vacancy rate is higher than the county's (4.5%) but lower than that of the state (9.7%).

Rent vs. Own



59%



Provo has more renter-occupied units (59%) than owner-occupied units (41%) in both the county and state. Housing is skewed towards ownership (68% and 71%, respectively).

38,800 People

Provo's population will increase by 38,800 people, or 33 percent, over the next 20 years according to the Mountainland Association of Governments.







Provo will need to add 12,166 housing units by 2040. This equates to an average of **1,010 units being added per year** through 2040.



CURRENT CONDITIONS: HOUSING IN PROVO

Housing in Provo Today

A prosperous community depends in part on suitable housing for all residents. Housing that is price-appropriate should not cost more than 30% of an individual household's monthly income, while housing that is unit-appropriate should have a suitable number of bedrooms for each household.

Housing conditions affect whether residents can live in one city or another, how far they must travel for work or school, and how much expendable income they have for goods and services that improve quality of life. Among the challenges residents face today is rising home prices. Renting is the only option for some, and this in turn drives up the price of rental units. Another challenge is that some residents, such as those with large families or multigenerational households, have too few options for their household size. This section will address these challenges, discuss Provo's current housing conditions, and explore strategies for better meeting residents' needs.

To quantify Provo's housing needs, we first looked at the area median income (AMI) for the Provo-Orem metropolitan statistical area (MSA), which is \$83,700 per year. Approximately 71% of households in the Provo-Orem MSA fall below the 100% AMI threshold. This can be interpreted to mean that Provo has a significant need for both affordable and moderately priced housing options. The distribution of households below AMI can also be interpreted to mean that Provo is likely not attracting higher AMI households, either because of a lack of suitable housing or because of a lack of suitable employment. The inability to attract and retain higher-income households in Provo may have adverse effects on economic development and the economic composition of the city.

Housing Affordability in Provo

Using HUD's defined AMI for Utah County, calculated an Affordable Monthly Allowance for households making 30% - 120% of the AMI. This monthly allowance can be used to gauge affordable monthly rent and mortgage payment levels for households at different income levels. For example, a family of four living in Provo at the median income could afford \$2,093 per month for housing (Table 4).

Table 4: Income Category by Persons in Household

INCOME CATEGORY	PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
Extremely Low Income (30%)	\$440	\$503	\$565	\$663	\$776	\$890	\$1,003	\$1,117
Very Low Income (50%)	\$733	\$838	\$943	\$1,046	\$1,130	\$1,214	\$1,298	\$1,381
Low Income (80%)	\$1,173	\$1,340	\$1,508	\$1,674	\$1,809	\$1,943	\$2,076	\$2,210
Median Family Income (100%)	\$1,465	\$1,675	\$1,885	\$2,093	\$2,260	\$2,428	\$2,595	\$2,763
Above Median Income (120%)	\$1,758	\$2,010	\$2,262	\$2,511	\$2,712	\$2,913	\$3,114	\$3,315

Source: American Community Survey, 2019.

To translate these affordability levels into home values, it is assumed a mortgage rates of 3% and 4% with a 30 year term, current property tax rates, insurance costs, a 10% down payment, and a monthly utility expenditure of \$225 per month. Table 5 illustrates the home price ranges that are attainable to households at the varying AMI thresholds and mortgage rates. For example, a family of four living in Provo at the median income would need an average income of \$83,700 to afford a home.

Table 5: Home price ranges that are attainable to households at the varying AMI thresholds and mortgage rates

HOUSEHOLD INCOME RANGE	HOME PRICE RANGE FOR A FAMILY OF FOUR							
			3	% Mortgage	49	% Mortgage	59	% Mortgage
	Income Range - Low	Income Range - High	Low	High	Low	High	Low	High
<30% of AMI	\$-	\$26,500	\$-	\$80,680	\$-	\$71,248	\$-	\$63,364
30-50% of AMI	\$26,500	\$41,850	\$80,680	\$164,938	\$71,248	\$145,657	\$63,364	\$129,538
50-80% of AMI	\$41,850	\$66,950	\$164,938	\$310,006	\$145,657	\$273,765	\$129,538	\$243,470
80-100% of AMI	\$66,950	\$83,700	\$310,006	\$399,649	\$273,765	\$352,929	\$243,470	\$313,873
100-120% of AMI	\$83,700	\$100,440	\$399,649	\$489,078	\$352,929	\$431,903	\$313,873	\$384,107

Source: American Community Survey, 2019.

Current Housing Stock

Based on the 2019 American Community Survey (ACS) Five Year Estimates, Provo has a total of 35,107 housing units. A delineation of housing units by type is illustrated in Appendix A. Housing units are divided into three primary categories: single-family units, multi-family units, and mobile homes. Provo has more evenly distributed housing stock than both Utah County and the state, with 52% of housing classified as single-family homes, 46% classified as multi-family housing, and 2% classified as mobile homes. A detailed definition of housing by classification can be found in Appendix A.

Housing Units by Number of Bedrooms

While price appropriate housing that matches the economic demographics and needs of a community is important, the number of available bedrooms within an area's housing stock is also critically important. Having a wide variety of units with a distribution of bedrooms allows individuals, households of varying size, and multi-generational households the ability to reside in size-appropriate housing. At 66.2%, Provo has more one-, two-, and three-bedroom units than both the county (49.4%) and state (55.8%) (Table 7).

While Provo has more one-, two- and three-bedroom units, the city has less than both the county and state with regards to four- and five-bedroom dwelling units. In total, 30.3% of Provo's dwelling units consist of 4- and 5-bedroom units, while 4- and 5-bedroom units make up 49.1% of

Table 6: Distribution of Housing Units by Number of Bedrooms

NUMBER OF BEDROOMS	PROVO	UTAH COUNTY	UTAH
0 Bedroom	3.5%	1.4%	1.9%
1 Bedroom	11.3%	4.7%	7.1%
2 Bedrooms	28.1%	16.8%	19.4%
3 Bedrooms	26.8%	27.9%	29.3%
4 Bedrooms	17.4%	21.5%	22.1%
5 or More Bedrooms	12.9%	27.6%	20.2%

Source: American Community Survey, 2019.



CURRENT CONDITIONS: HOUSING IN PROVO

the county's housing stock and 42.3% of the state's housing stock (Table 7). The lack of larger units can make finding suitable housing difficult for larger households, sometimes forcing them to look outside of the community or accept sub-optimal housing in lieu of size.

Median Sale Value and Affordability

Housing sale prices within Provo have rapidly increased over the past several years. Based off of sales data compiled during January and February of 2021, the median sales price for a home in Provo is \$449,000. Provo's median sales price of \$449,000 is nearly double the affordable threshold of \$273,765 (assuming a 4% mortgage interest rate) for a family of four. Even for a family of 4 making 120% of area median income, Provo's median home value is higher than their estimated housing affordability threshold.

This has serious implications for both future and current residents of Provo in that individuals or families moving to the city may not be able to find housing options within their price range, forcing them to look outside of the city to live within their budget. For current residents looking to change location within the city, or increase or decrease their current home size, they may be forced to either look outside of Provo for more affordable housing options or remain in their current home due to the cost associated within buying in today's market.

Rapidly increasing home values can also have negative effects on resident's ability to pay property taxes on their homes. In cases where resident's have paid off their homes and/or are living on a fixed income, increases to property taxes can sometimes create financial burdens and situations in which they cannot afford the taxes on their homes.

This data is based off housing sales recorded in Provo during January and February of 2021. Housing units valued between \$300,000 - \$400,000 and \$400,000 - \$500,000 are most prevalent in Provo at 29.4% and 29.2% of all sales, respectively. In total, only 2.8% of all units sold were at or below the affordability threshold of \$273,765 for a family of four.

Table 7: Distribution of Sale Value for Provo's Owner-occupied Housing Units

HOME VALUE	# OF	% OF
	SALES	TOTAL
\$200,000 or Less	5	0.6%
\$200,000-\$250,000	7	0.8%
\$250,000-\$275,000	12	1.4%
\$275,000-\$300,000	26	3.1%
\$300,000-\$325,000	35	4.2%
\$325,000-\$350,000	57	6.8%
\$350,000-\$375,000	73	8.7%
\$375,000-\$400,000	83	9.8%
\$400,000-\$425,000	68	8.1%
\$425,000-\$450,000	68	8.1%
\$450,000-\$475,000	68	8.1%
\$475,000-\$500,000	42	5.0%
\$500,000-\$600,000	124	14.7%
\$600,000-\$700,000	68	8.1%
\$700,000-\$800,000	47	5.6%
\$800,000-\$900,000	23	2.7%
\$900,000-\$1,000,000	10	1.2%
\$1,000,000-\$1,500,000	20	2.4%
\$1,500,000-\$2,000,000	3	0.4%
\$2,000,000 or Greater	4	0.5%
Total	843	100%

The Future of Housing in Provo–Creating a Healthy Mix of Housing Options

Existing housing within Provo is struggling to meet the needs of current and future residents. Provo has a shortage of housing in general. The city's existing supply issues are exacerbated when you consider future growth projections. Provo should consider a proactive, multi-pronged strategy to facilitate the delivery of more housing units. While a portion of these units should be affordable, future housing in Provo should be developed at multiple price points and unit configurations to meet the broad price and unit requirements of residents. The following section details strategies that Provo could leverage to continue to add to and diversify its housing stock and provide housing for all Provo residents.

Mix of Housing: With a limited supply of higher priced homes, buyers with the ability to afford more expensive options are overbidding to secure housing in the currently strained real estate market. By creating housing options priced at higher rates, buyers able to afford those options will gravitate towards them, ultimately freeing up additional housing options at lower price points. Similarly, buyers at lower incomes are stretching themselves financially to afford housing while applying continued pressure to the moderately priced housing market. Provo should continue to consider ways to offer price-appropriate housing to residents.

Single-family Housing: Single-family housing is an asset to a community and is greatly valued in Provo. Singlefamily homes benefit Provo by providing more housing options, economically balancing more densely developed code to enable the development of ADUs within select areas of the city, and helping preserve our community's culture and heritage. Additionally, promoting a mix of single-family homes allows for aging in place, meaning a family can progress from a starter home through to a retirement-friendly home while staying in the same neighborhood.

Density in other parts of the city can help preserve single-family areas as Provo's population grows. By concentrating density where it makes sense, density can be reduced in the other areas of the city while maintaining a varied housing stock that meets the needs of Provo residents new and established.

Consider City Sponsored Incentives to Lower the Cost of Development: Provo could consider the creation of city sponsored incentives available to developers building

housing at desired or targeted price points. Possible incentives may include city financed infrastructure costs, reduced permitting and review costs, density bonuses, or a reduction in parking requirements. To protect investment in affordable housing, the city could consider tying financial incentives to temporary deed restrictions that limit sale or rental price. Many cities are considering reducing impact fees to lower the cost of development, but it is important to remember that doing so will result in increased fees and taxes for existing residents as they shoulder a greater burden for utility and other public infrastructure and capacity improvements.

Increase Allowable Density in Appropriate Residential Areas through ADUs: To increase the supply of housing in Provo, the city could amend the existing zoning residential areas.

Simplify the Development Review Process and **Requirements:** Provo is working to proactively engage the development community to ensure an understanding of the process and requirements needed for review.

Customize the Development Review Process for Housing Priced at Preferred AMI Level: To better support the development of housing priced to accommodate certain AMI levels and reduce the regulatory impacts of navigating the development review process, Provo could consider ways to improve and accelerate the development review process for housing projects that meet certain sale or rental rate targets.



CURRENT CONDITIONS: PROVO'S ECONOMY

Existing Conditions: Employment & Business Growth

Provo's location, business-friendly environment, high quality of life, and rapidly growing population make it an ideal location for businesses to locate and grow. As of 2021, Provo has 3,073 businesses spanning a wide range of industries, with the greatest number of businesses in healthcare, retail, professional services, hospitality, and food services.

As of 2019, the most recent data available, Provo has 97,270 people of working age and a labor force participation rate of 75.2% which is higher than both the county and state at 71.4% and 69.7%, respectively (Table 9). The unemployment rate as of 2021 is 3.9%, which is slightly higher than the county, at 3.2%, and state at 3.3% and 3.2% respectively.

Provo's residents are employed in a variety of industries. The largest industry by employment in 2019 was education and health care services, which provided 34.6% of jobs. The second-highest industry by employment was professional, scientific, and administration services, (14.5%) followed by retail trade (9.7%). These three industries also account for the top three largest industries by employment in both the county and state.

Supplied by a steady stream of new residents, employment within Utah County has experienced steady growth over the past 20 year period, bringing

Table 8: Working Population

employers and a wide range of jobs to Provo. From 2000 to 2019, Utah County experienced a 75% increase in non-farm employment numbers. This growth spans a wide range of industries, with the largest gains being from professional, scientific, and technical employers (155%), healthcare employers and social assistance (145%), and construction employers (139%)². Only two industries experienced little to no growth. Manufacturing grew only 4%, while employers in the Management of Companies and Industries sector shrank by 18%³. As a share of total employers, education services captured the top employment share for Utah County in 2019, with 16.5% percent of total non-farm employment, followed by retail trade at 12.4% percent, and Healthcare and Social Assistance at 12%⁴.

Long-term industry projections for the Provo-Orem region anticipate the greatest number of jobs being created in the construction, retail trade, professional/scientific services, healthcare and social assistance, and accommodation and food service industries⁵.

By 2065, Utah County is expected to grow its share of total state employment by 185%, adding 576,000 jobs and increasing the total share of state employment from 17% to approximately 24%. With the highest growth rate of all counties, by 2065 Utah County is projected to account for one out of every three jobs created within the state.

4

⁵ Long Term Industry Projections (Utah.gov)

	PROVO	UTAH COUNTY	UTAH STATE
Working Age Population (16+)	97,270	449,527	2,378,652
Labor Force Participation Rate	75.2%	71.4%	69.7%
Unemployment Rate	3.9%	3.2%	3.3%

Source: American Community Survey 2019 1-Year Estimates, ESRI (Unemployment Rate only).

The Future of Provo—An Economy that Works for all Residents

As Provo continues to grow, attracting employers that offer high-paying and desirable jobs is critical. The city's growing start-up and entrepreneurial climate, multi-modal transportation options, established downtown, proximate location to higher education institutions, and existing diversified employment base make Provo a competitive location for employers. The following section details strategies and resources Provo could leverage to continue to diversify its economy and provide desirable jobs for Provo's diverse residential population.



Attracting New Business: Provo could take a proactive approach to attracting new employers to the city. This approach entails ensuring that high-quality and appropriate office, commercial, and industrial space is available to businesses looking to locate in Provo. Ensuring adequate infrastructures in areas of new development and a clear and streamlined permitting and approvals process exists is critical for employers wanting to develop their own facilities.

Education & Innovation: The proximity of Brigham Young University and Utah Valley University is a great benefit to Provo. With the growing national trend of developing innovation districts adjacent to higher education institutions, Provo has an opportunity to market to and attract employers interested in partnering with university research efforts. Additionally, each university provides a source of diverse talent to employers looking to grow their workforce and presence

in Provo. By attracting employers offering competitive and desirable jobs, Provo enables students the option of remaining in Provo following graduation.

Downtown: Provo's historic downtown is one of the city's most valuable assets. The culture, mix of historic buildings, food and entertainment options, and walkability make downtown a desirable place for businesses. Provo should consider continuing to invest in improvements to its downtown to ensure that it serves both residents and visitors and attracts new businesses.

Employment Centers: Locating office space adjacent to other amenities that support employees is a growing priority for employers. Office space that is next to or nearby diverse housing options, services, and retail provides companies a competitive edge in attracting and retaining talent. Provo should invest in employment centers throughout the city that allow for a mix of uses, including office, residential, and retail space.



¹ The Changing Utah County Economy

Ibid. Ihid

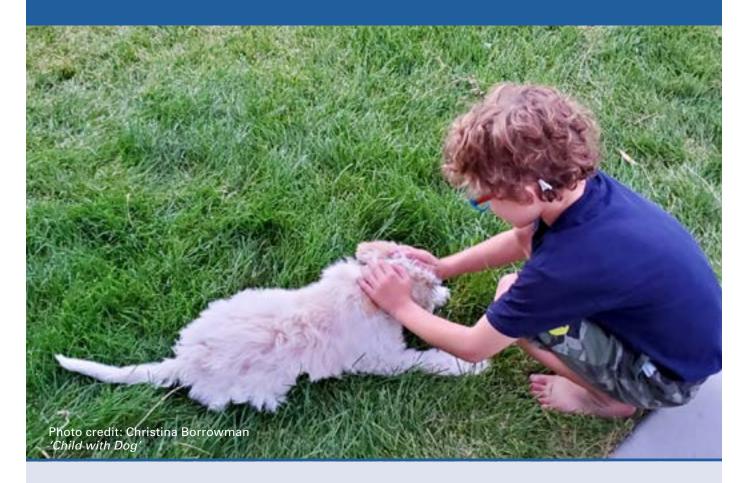
³ Ibid

GOALS AND STRATEGIES



Livable Provo

The policies and strategies on the next page reflect the vision of the community to address future planning around housing and the economy. Housing strategies focus on neighborhood character and promoting affordability through a mix of housing types. Strategies around economy promote business through a diversified economy in commercial, retail, and private sector job creation.



Coordinated Planning Efforts:

These goals and strategies are intended to be applied in conjunction with relevant existing and future documents, including neighborhood plans and area-specific plans, as applicable.

Specific Plans to note:

- Moderate Income Housing. 2020 and subsequent versions
- 2. Code Section related to development regulations

LP 1.

Allow for different types of housing in neighborhoods. Allow for a mix of home sizes at different price points including ADUs.

- a. Encourage opportunities for small scale, infill redevelopment in areas such as the Provo Towne Centre.
- b. Revise regulations to encourage development of a mix of housing types.
- c. Revise zoning in certain locations to promote Accessory Dwelling Units in residential areas.
- d. Identify a program in conjunction with the universities to monitor student housing quality and rental regulations.
- e. Encourage more options for entry level housing including smaller lots and mixed housing, as well as smaller unit sizes including studios and apartments.

LP 2.

Strive to increase the number of housing units across the whole of Provo.

- a. Promote housing that is attainable for all income levels.
- b. Encourage residential development downtown and near transit centers to minimize infrastructure costs and provide access to amenities.
- c. Promote non-traditional approaches to high-end housing.
- d. Promote 'affordability through design' by utilizing best practices to optimize efficiency in building and land use.
- e. Identify key locations where affordable housing is needed and utilize best practices such as deed restrictions and HUD housing programs to provide below market rate housing.
- f. Expand on strategies and specific opportunities in a future housing study.

LP 3.

Employ innovative approaches to promote local business and create community.

- a. Become a regional leader in energy conservation.
- b. Explore independent certification in alignment with conservation and resiliency goals.
- c. Deploy Strategic Investments to attract new businesses while continuing to support growth of local businesses.
- d. Attract technology related business and other outside employers to Provo.
- e. Increase commercial and light industrial space such as maker spaces and innovation centers.
- f. Incorporate gateway developments and compact commercial properties that integrate both social and retail needs into designated mixed-use centers.

LP 4.

Encourage growth around Provo Municipal Airport.

a. Follow the actions in the Airport Master Plan and update as necessary.



6. Connected and Safe

Our Commitment: We promote a multimodal network of streets, trails, and tracks that connect drivers, passengers, walkers, and bicyclists of all ages.





WHAT WE HEARD...

From Community Survey #1:

Provo's transportation planning should focus on the following priorities...

- Improving air quality 27%
- Reducing traffic congestion 24%
- Improving walking and biking 23%

From Community Survey #2:

90% of people agree that "Connected and Safe" is an important goal for the General Plan.

Top 3 Transportation and Mobility Strategies

- 1. Safe bike and pedestrian facilities.
- 2. Connected existing bike and pedestrian networks.
- 3. Connected corridors including east-west mobility.

Top 3 Transportation and Sustainability Strategies

- 1. Improve walking and biking connections to parks, trails, and open space.
- 2. Promote development to support mobility options.
- 3. Encourage access to transit.



CONTEXT

The Transportation Master Plan (TMP), completed in 2020, includes a thorough inventory of transportation needs in the city. The recommendations in this chapter should be used to guide updates to the TMP and promote multimodal facilities in coordination with transportation networks and current and future land use planning.

Multimodal Transit Options: As a percentage, Provo has significantly more people who walk to work than in the county and state. Existing bike and transit networks are strong, but gaps exist that need to be filled, especially east-west connectivity and west Provo's biking and walking facilities. A multimodal transportation system will improve as connectivity increases for all users, from drivers and public transit riders to cyclists and pedestrians.

Design to Support Increased Biking and Walking: We use city streets every day to move goods and services, get to work, and send our kids to school. Streets should be safe and comfortable for all ages and types of users, whether on foot, bike, bus, or car. A safe, connected active transportation network should consider different parts of the network.

- Active Transportation Core Network: A multimodal "trunk" for Provo that conncets the primary activity centers, supports the highest bicycle and pedestrian activity in the city, and supports and compliments high-capacity transit.
- Active Transportation Citywide Network: Corridors that connect Provo's neighborhoods to activity centers, Active Transportation Core Netowrk, other destinations, and one another for walking, bicycling, and transit.
- Active Transportation Neighborhood Network:
 TLow-stress routes for people to ride bikes through Provo neighborhoods and to the parks, schools, places of worship, and other destinations within them.

Transportation and Community: To improve multimodal transportation systems, ransportation options need to be affordable, obvious, and accessible for all people, regardless of location, income, or vehicle ownership.

Transportation and Sustainability: The average commute time in Provo is about 19 minutes, and 61% of commuters drive alone to work. With single occupancy vehicles (SOVs) responsible for approximately 40% of emissions, any efforts to shift commuters away from

SOVs would be a major step toward improving air quality in the region, as well as reducing roadway congestion. Electric vehicles (EVs) and charging stations throughout the city can also help reduce pollution and ought to be prioritized as the city grows.

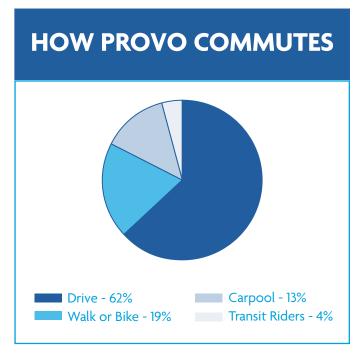
Transportation and Economy: Provo's major transportation routes, multi-model transportation options, and expanding regional airport are major assets to current and potential employers. Provo should continue to support investment in bicycle, pedestrian, and mass transit infrastructure to provide alternative transportation options to residents and improve air quality. There is a desire from the community for improved biking and pedestrian facilities, such as protected bike lanes and crosswalks.

Transportation and Future Growth: With projected growth for the city, travel demand for many of the streets in the downtown will likely be impacted. Reducing traffic is an important consideration as roadway congestion is a concern and contributes to poor air quality in the region. A multifaceted approach to reduce single-occupancy trips, increase transit options,

and provide adequate service levels for roadways and networks without over-designing is recommended.

The Provo Airport: With direct flights to many major U.S. cities, Provo's airport is an asset to regional employers, visitors, and residents. Provo should continue to invest in and expand its airport and flight offerings while promoting the city's accessibility, both regionally and nationally.









GOALS AND STRATEGIES



Connected and Safe

The policies and strategies on the next page reflect the vision of the community to address future planning around transportation and mobility. Goals focus on increasing safety, public transit, transportation alternatives to reduce congestion, and connecting bike paths and trails. Transportation is a key component for a more sustainable Provo, therefore recommendations in this Plan will be supported by the Provo Conservation and Resiliency Plan.



Coordinated Planning Efforts

These goals and strategies are intended to be applied in conjunction with relevant existing and future documents, including neighborhood plans and area-specific plans, as

applicable.

Specific plans to note as follows:

- Transportation Master Plan, 2020
- Neighborhood Plans, as applicable

CS 1.

Prioritize roadways and multimodal corridors that are safe and have adequate capacity for all modes as appropriate.

- a. Encourage connections to increase east to west mobility.
- b. Design residential and collector to control traffic speeds using complete street standards such as bulbouts, on-street parking, and bike lanes.
- c. Plan future transportation networks to accommodate future growth and avoid congestion.

CS 2.

Improve bicycle and pedestrian networks to connect the city.

- a. Increase or upgrade safer bicycle and pedestrian
- b. Connect existing bike and pedestrian networks, using the Provo River Trail as a spine of the system, connect existing bike and pedestrian networks especially on the west side of Provo.
- c. Increase access for youth, disabled, and elderly along streets, trails, and public transit facilities.
- d. Explore the feasibility of an active transportation bridge from east to west.
- e. Increase opportunities for micro-transit such as City Bike programs and scooters to help with the first and last miles.

CS 3.

Strive to create a robust system of local and regional transportation alternatives including rail, bus, biking, and walking options.

- a. Develop incentives and programs to encourage biking and transit use.
- Continue to utilize innovative approaches to alternative transportation methods as technology advances.

c. Ensure future roadway capacity improvements reduce congestion as growth-related transportation demands increase.

CS 4.

Find the right balance of parking to promote the local economy and encourage alternative transportation.

- a. Create a strategy or program to address parking in university neighborhoods through signage, and/or permitting.
- b. Implement Strategic Parking Plan recommendations to manage parking citywide.
- c. Encourage walkability in downtown, mixed-use centers, and at transit locations to reduce vehicular
- d. Reduce parking requirements as appropriate to encourage residential development in key areas.

CS 5.

Coordinate with the Conservation and **Resiliency Plan to reduce environmental** impacts of single occupancy vehicle trips.

- a. Increase the total number of public charging stations for electric vehicles.
- b. Reduce auto dependency by promoting multimodal
- c. Increase the urban tree canopy.
- d. Identify locations and projects to improve stormwater management through the use of green infrastructure and low impact design.



A City that Leads

Our Commitment: We are leaders in innovative and strategic practices to support the community.





WHAT WE HEARD...

From Community Survey #1:

"What do you believe is the biggest challenge for the future of Provo?"

- Growth and Development 33%
- Traffic/Transportation 23%
- Housing Affordability 19%

From Community Survey #2:

86% of people agree that "A City that Leads" is an important goal for the General Plan.

Top 3 Fiscally Sustainable Strategies

- 1. Diversify tax and revenue streams.
- 2. Develop policies and practices to support thriving economic centers.
- 3. Innovate approaches to promote foster economic vibrancy.

Top 3 Leadership Strategies

- 1. Engage meaningfully with community members and stakeholders.
- 2. Build regulatory frameworks that are simple, accessible and fair.
- 3. Convene, collaborate, and lead regionally.



CONTEXT

Provo should strive for an environment where creative solutions are encouraged, tested and embraced. Its prosperity depends on financial responsibility, a diversified tax base, and revenue streams that can protect against unexpected shifts in the national and regional economy.

Innovation in Sustainability: As the region grows, energy efficiency, green development, and water conservation will become increasingly critical. Provo should strive to be a regional leader in conservation and resilience, driving innovative practices that not only improve the quality of life for residents but that also ensure that Provo remains a desirable place to live for all.

Continuation of Services: In the coming years, Provo's population is expected to drastically increase. Without proactive planning, this increase may place significant burdens on city services, the environment, and Provo's residents. By anticipating these challenges and understanding how best to mitigate negative impacts, Provo will continue to thrive.

City Revenues: Provo's budget is balanced, and its financial outlook is strong. The General Fund, Provo's primary resource for city departments and divisions, has experienced a mostly steady increase in revenues over the past several years through taxes, fees, and transfers. The distribution of General Fund revenue sources has remained mostly constant, with sales tax accounting for 30% of revenues year over year and property tax accounting for 8%.

Table 9 illustrates the distribution of General Fund revenues by source for 2018 through 2022. While Provo has diverse revenue streams, the disproportionate contribution of sales tax revenues to other revenues poses a risk, as the sales tax revenues can be significantly influenced by economic recessions and consumer spending habits. The City should continue to investigate ways to diversify its revenue streams to ensure continued financial support for city services and departments.



Table 9: Provo General Fund Revenue Summary

	ACTUAL	% OF	ACTUAL FY	% OF	ACTUAL FY	% OF	ADJUSTED	% OF	ADOPTED	% OF
	FY* 2018	TOTAL	2019	TOTAL	2020	TOTAL	BUDGET FY	TOTAL	BUDGET FY	TOTAL
							2021		2022	
Sales Tax	18,973,348	29%	\$19,582,083	30%	\$20,675,621	29%	\$19,850,000	29%	\$23,843,437	32%
Transfer In	\$11,820,681	18%	\$11,886,417	18%	\$12,589,027	17%	\$13,112,217	19%	\$13,583,445	18%
Franchise Fees	\$9,748,909	15%	\$9,861,746	15%	\$9,602,848	13%	\$10,106,947	15%	\$10,848,000	15%
Fees	\$9,994,862	15%	\$9,792,986	15%	\$8,807,034	12%	\$10,510,810	16%	\$11,291,205	15%
Property Tax	\$5,409,064	8%	\$5,189,348	8%	\$5,499,448	8%	\$5,541,099	8%	\$5,799,835	8%
Road Tax	\$3,737,444	6%	\$3,963,322	6%	\$3,846,845	5%	\$4,000,000	6%	\$4,000,000	5%
Other Revenues	\$5,835,325	9%	\$6,019,401	9%	\$11,504,966	16%	\$4,464,490	7%	\$4,522,424	6%
Total	\$65,519,633	100%	\$66,295,303	100%	\$72,525,789	100%	\$67,585,563	100%	\$73,888,346	100%
Revenue &										
Transfers										
In										

^{*}FY stands for the fiscal year which begins on July 1 and ends on June 30 of the following year.



GOALS AND STRATEGIES



A City That Leads

The policies and strategies on the next page reflect the vision of the community to address future planning around environmental and financial sustainability, as well as sustainable growth and development. Conservation and Resilience is a priority of both Provo residents and City leadership.



Coordinated Planning Efforts:

These goals and strategies are intended to be applied in conjunction with relevant existing and future efforts.

Specific Plans to note as follows:

- Capital Improvement Plan
- City budgets

CL 1.

Become a leader in sustainable practices and promote regional collaboration.

- a. Develop and implement a Conservation and Resiliency Plan.
- b. Promote support and buy in from necessary stakeholders to be successful in implementing strategies to reach targets.
- c. Coordinate with BYU sustainability practices to increase overall successful implementation.
- d. Deploy innovative approaches to energy efficiency and water use reduction in the city.
- e. Work with other cities, Utah County, and other stakeholders to collaborate, consolidate, and innovate to better and more sustainably serve the residents of Provo and Utah Valley.

Adopt regulatory frameworks that are simple, accessible, and fair at all scales of development.

- a. Review code and development review timelines.
- b. Simplify zoning and other regulatory codes to be more user friendly.

CL 3.

Continue to foster a culture of transparency and citizen involvement.

- a. Create an online budget dashboard.
- b. Explore ways to improve access to public meetings through an online format and better timing.
- c. Increase city communications through online platforms and social media.
- d. Consider expanding hours for city services.
- e. Increase services and translation of city materials into

CL 4.

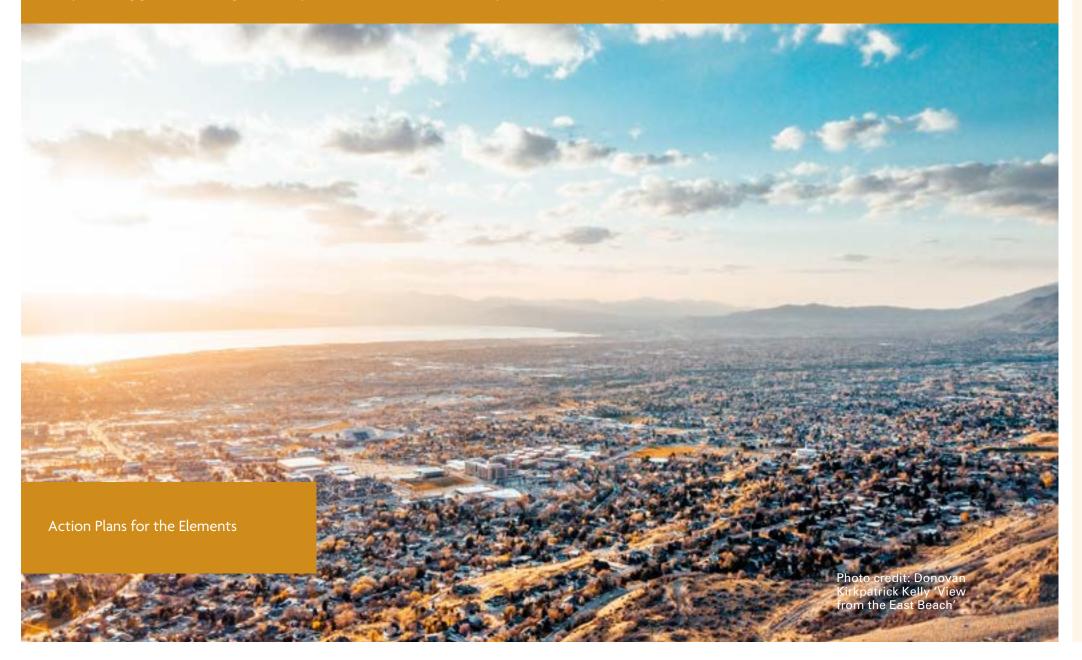
Encourage diversification of tax base and revenue streams through efficiency and proactive governance.

a. Expedite inquiry response time for businesses looking to locate in Provo.



8. Implementation Action Plan

The strategies in this chapters make up the "to do" list of the Plan. Their implementation will require coordination and commitment over time. The following Implementation Matrix is the road map providing more detail to move forward on the recommended strategies. The next step in the process involves the City and community prioritizing goals and strategies that require staff time and those that require an investment of money.



WHAT WE HEARD...

"Think of fiscal sustainability in terms of investments and long-term returns, not short-term budgeting."

- Survey Respondent

"We need to build trust in our leadership and promote a sense of community."

- Survey Respondent

"Better education leads to better future leaders. I am all about involving our children in our decisions and helping them become more involved in our city's decisions."

- Survey Respondent

"Provo can't move forward doing the same things it has always done."

- Survey Respondent



Implementation Introduction

Provo has always been an ambitious, driven city and a regional leader in innovation. In keeping with that pioneering heritage, the goals and strategies in this plan are bold. They will challenge us, they will inspire us, and they will require collaboration with our many community partners.

These goals should not be seen as a checklist, to-do list, or as a binding list of policies, but rather as an extension of the rest of this long-term visioning document. Like the rest of the General Plan, the goals and strategies were developed based on input received from Provo residents across the city. However, these goals also look beyond Provo's borders. They are ambitious goals not only for Provo but also for the region. They send a clear message to our community partners about how we want to grow as a city and as a regional hub. Furthermore, reaching some of these goals will depend on the continuing development of technologies that will make them possible.

A Welcoming Community

OUR COMMITMENT: We provide a high quality of life and celebrate all people who come to Provo.

888	LAUNCH	COST	TIMING	RESPONSIBILITY		NOTES	
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration	
1. Strive for fair distrib	ution of public services	that ser	ve all resid	ents and busines	sses.		
la. Expand access to libraries, parks, schools, and social services.	Understand gap areas through heat mapping	\$ - \$\$\$	Long	Development Services	Parks and Recreation, School District, Private Developers		
1b. Increase accessibility to all modes of transportation.	Coordinate to implement 2020 Transportation Master Plan	\$\$	Mid	Development Services, Public Works	UTA, Bike/Trail Assoc.	Consider multimodal options in all new projects	
1c. Strive for access to all public facilities and services to people of all incomes, colors, ages, and abilities.	Explore opening services 7 days a week whenever economically feasible	\$\$	Short	Administration	City Departments		
1d. Promote development that provides attainable options for housing through housing mix and designing for affordability.	Complete housing audit	\$	Short	Development Services, Council	Housing consultant	Encourage micro- units, compact housing types in transit and downtown mixed use zones	

8 @ 8	LAUNCH	COST	TIMING	RESPONSIBILI	TY	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
2. Create incentives for to undeserved parts of	development in under	served n	eighborho	ods and encoura	ge expansion of	public facilities
2a. Increase access to existing City facilities.	Explore providing services 7 days a week	\$	Mid	Administration	City Departments	
2b. Provide fair distribution of services across neighborhoods.	Understand gap areas through heat mapping	\$	Mid	Administration	City Departments	
2c. Expand services to western Provo.	Understand gap areas through heat mapping	\$	Short	Administration	City dept., especially library and emergency services	Encourage services and commercial development in areas designated in SW Area Neighborhood Plan
3. Increase opportuniti	es for input and repres	entation	from all ci	tizens.		
3a. Encourage increased diversity on boards and committees.	Explore policy to improve diversity	\$	Short	Council, Administration		
3b. Develop a Diversity and Inclusion Advisory Committee and task a committee with a 'Welcome Home' Strategy and/or Campaign.	Create a committee, define responsibilities	\$	Short	Council, Administration		Identify key partners: neighborhood organizations, utilities, Provo Forward
3c. Build connections to students and university communities.	Create a forum to regularly connect with university leaders	\$	Short	City, University Partners		
4. Continue Provo City	s high standards of con	structin	g and main	taining high qua	lity community	facilities.
4a. Continue to designate necessary funding for staffing, maintenance, and programs.		\$ - \$\$	Short	Council	City Departments	Yearly with Budgeting



Stewardship of the Outdoors

OUR COMMITMENT: We are actively responsible for the future of our recreational and natural lands.

Œ	LAUNCH	COST	TIMING	RESPONSIB	ILITY	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
1. Connect the lake to t Provo River.	the mountains by restori	ng key aı	eas along Uta	h Lake and c	reating a green	way along the
la. Increase opportunities for recreation through development of passive spaces, active design and educational opportunities.	Identify quick win efforts to activate key areas through arts and pop-up activities; complete the Hillside and Canyons and the River/ and Lakeshore Plans to determine long-range objectives	S - SSS	Short to Long	Development Services, Parks and Recreation	Provo Agricultural Commission, Private Developers	
1b. Coordinate with community partners to restore habitats, stream banks and wetland areas of the Provo Riverfront and Utah Lake.	Participate in Initiate Lake and River Plans and include identification of including enhancement of Provo River and trail system along Utah Lake	\$ - \$\$\$	Mid	Utah County, Provo Public Works, Parks and Recreation	Mountainland Association of Governments, Utah County; Utah State Parks, private land owners, Utah Nature Conservancy	
Ic. Promote bikeable and walkable connections to and along the lake and river.	Complete Trails Plan to identify gaps, projects and funding	\$	Short to Long	Public Works	Conserve Utah Valley, BikeWalk Provo	Include CIP funding to complete gap segments
Id. Implement green infrastructure and other best management practices to improve water quality.	Review current street and infrastructure standards	\$	Short to Long	Public Works	Conserve Utah Valley	
le. Explore codes and incentives for redevelopment along waterfront properties.	Pursue code audit	\$	Short	Development Services		

(F)	LAUNCH	COST	TIMING	RESPONSIB	ILITY	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
2. Give careful conside	ration to the conservation	on of ope	en spaces, sc	enic areas, and	d viable agricult	tural lands.
2a. Create a strategic plan that includes tools and funding opportunities in order to conserve, connect, and protect vulnerable lands and open space.	Complete Canyons and Foothills Plan	\$	Short	Development Services	Consultant	
2b. Complete an land environmental suitability analysis.	Complete Canyons and Foothills Plan	\$	Short	Development Services	Consultant	
2c. Review open space requirements for all development types and revise based on best practices.	Pursue code audit	\$	Short	Development Services	Consultant	
3. Develop programs ar	nd educational opportur	ities at p	arks, open s	paces and tra	ils.	
3a. Increase access and education around local food production.	Connect with Utah State Agricultural Extension	\$	Mid	Utah State Agricultural Extension, Sustainability and Natural Resources Committee	Provo Agricultural Commission	
3b. Add educational signs and programs about local wetlands.	Initiate Lake and River Plan	\$	Mid	Utah Lake Commission; Parks and Recreation	DWR, Utah County	
3c. Promote community activities in parks and open spaces.	Initiate Canyons and Foothills Plan	\$	Short	Parks and Recreation	USFS; Utah County; Utah Valley Trails Alliance	



Œ	LAUNCH	COST	TIMING	RESPONSIB	BILITY	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
4. Increase active and p	oassive parks and recrea	tional am	enities.			
4a. Improve walking connections to parks, trails and open space.	Coordinate with Parks and Recreation Master Plan, Transportation Master Plan	\$ - \$\$\$	Short to Long	Public Works, Parks and Recreation		Coordinate with new development applications
4b. Improve biking connections to parks, trails and open space.	Coordiante with Provo Bicycle, Transportation Master Plan	\$ - \$\$\$	Short to Long	Public Works, Parks and Recreation	MAG Community Trails Program, BikeWalk Provo	Coordinate with new development applications
4c. Increase open space amenities such as benches, walks, and lighting.	Coordiante with Parks and Recreation Master Plan	\$ - \$\$\$	Short to Long	Parks and Recreation		Coordinate with new development applications
4d. Improve access to parks for people of all ages and skills.	Coordiante with Parks and Recreation Master Plan	\$ - \$\$\$	Short to Long	Parks and Recreation		
4e. Improve safety at parks and greenways through signage, lighting and increased visibility.	Coordiante with Parks and Recreation Master Plan	\$ - \$\$\$	Short to Long	Parks and Recreation		
5. Implement the Provo	Conservation and Resili	ency Plai	n to promote	best practice	s for environm	ental stewardship
5a. Utilize conservative water practices including landscaping in Provo Parks.	Coordinate strategies per Conservation and Resiliency Plan, Parks and Recreation Master Plan	\$	Short	Public Works, Parks and Recreation		Possible implementation of a "Flip Your Strip" program
5b. Encourage waste reduction and recycling in Provo Parks.	Coordinate strategies per Conservation and Resiliency Plan, Parks and Recreation Master Plan	\$\$	Short	Public Works, Parks and Recreation		
5c. Minimize the impacts of light pollution in Provo Parks.	Coordinate strategies per Conservation and Resiliency Plan, Parks and Recreation Master Plan	\$\$	Mid	Public Works, Parks and Recreation		Review fixtures for dark sky compliance

Growing Together

OUR COMMITMENT: We strive for development that will create places for neighbors, new and old, to become part of our story.

9.9	LAUNCH	COST	TIMING	RESPONSIBILIT	Υ	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
1. Celebrate historical a	ssets and local characte	er.				
1a. Create a historical designation for the Temple, Library, Academy Square and Courthouse.	Review historic designation process and criteria	\$	Mid	Development Services, Landmarks Commission		
1b. Protect and renovate the historic downtown through design standards.	Revise existing design standards	\$	Mid	Development Services	CDBG Grants	
1c. Celebrate local arts and culture and all the stories of the regions through public art, open space and community events.	Explore a Percent for Arts Tax	\$ - \$\$\$	Short	Council, Administration	Provo Arts Council Partnership with BYU	Create an Arts Commission or District/ Provo Arts Council to manage potential funds
1d. Continue to prioritize public art.	Artist exhibition, for sale art program, and/or murals program				Provo Arts Council	
2. Create cohesive urba	n design that aligns trar	nsit, land	use, and o	open space.		
2a. Encourage infill opportunities in downtown, mixed-use and transit oriented developments.	Showcase or model or celebrate projects that exemplify these characteristics	\$	Short	Development Services, Council	Development Community	
2b. Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing and small lot single-family.	Showcase or model or celebrate projects that exemplify these characteristics	\$	Short	Development Services, Council	Development Community	
2c. Encourage regional commercial and jobs centers to promote local jobs.	Analyze potential effectiveness of incentive program	\$	Short	Development Services, Council	Development Community	



9 9	LAUNCH	COST	TIMING	RESPONSIBILIT	Υ	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
2d. Update Neighborhood Plans to align with the goals of the General Plan.	Review Neighborhood Plans and encourage those over 10 years old to update	\$\$	Mid	Development Services, Council	Neighborhoods	
2e. Review building standards and code to code to promote desired development patterns.	Pursue code audit	\$\$	Short	Development Services, Council		
3. Promote sustainable community for future	development in alignmo	ent with	the Conse	rvation and Resi	liency Plan to en	sure a livable
3a. Become a regional leader in energy.	Coordinate strategies per the Conservation and Resiliency Plan	\$\$\$	Long	Administration		
3b. Explore certification in alignment with Conservation and Resiliency Plan Goals.	Coordinate strategies per the Conservation and Resiliency Plan	\$\$	Mid	Administration		Consider the option to be LEED ready without certification, depending on cost and requirements

Livable Provo

OUR COMMITMENT: We strive for a resilient and vibrant economy that supports good jobs and a diversity of housing options for all residents.

<u> </u>	LAUNCH	COST	TIMING	RESPONSIBILIT	Υ	NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
1. Allow for different ty including ADUs.	pes of housing in neighb	orhood	s. Allow fo	r a mix of homes	s sizes at differe	ent price points,
1a. Encourage opportunities for small scale, infill redevelopment.	Revise zoning code and ordinances	\$\$	Short	Development Services, Council	Development Community	Education on the reason for these types of changes
1b. Revise regulations to encourage development of a mix of housing types.	Revise zoning code	\$\$	Short	Development Services, Council		Education on the reason for these types of changes
Ic. Revise zoning in certain locations to promote Accessory Dwelling Units in residential areas.	Revise zoning code	\$\$	Short	Development Services, Council		Review regulations for units under 300 square feet
Id. Identify a program in conjunction with the universities to monitor student housing quality and rental regulations.	Rental regulation program	SS	Short	Development Services, Council	University partners	Establish a Quality Housing Alliance with the City, landlords, and universities to monitor housing conditions and rental regulations
1e. Encourage more options for entry level housing including smaller lots and mixed housing as well as smaller unit sizes including studios and apartments.	Code audit and housing assessment	\$\$	Short	Development Services, Council	Development Community	



<u> </u>	LAUNCH	COST	TIMING	RESPONSIBILITY		NOTES	
<u>(\$)</u>	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration	
2. Strive to increase the	e number of housing unit	s across	the whole	e of Provo.			
2a. Promote housing is attainable for all income levels.	Code audit and housing assessment	\$ - \$\$\$	Short	Development Services, Council	Development Community	Explore zoning for manufactured homes and tiny home villages to luxury condos and town homes	
2b. Encourage residential development downtown and near transit centers to minimize infrastructure costs and provide access to amenities.	Code audit and housing assessment	\$ - \$\$\$	Short	Development Services, Council	Development Community		
2c. Promote non- traditional approaches to high-end housing.	Research case studies	\$ - \$\$\$	Short	Development Services, Council	Development Community		
2d. Promote 'affordability through design' by utilizing best practices to optimize efficiency in building and land use.	Research case studies and implement best practices	\$ - \$\$\$	Short	Development Services, Council	Development Community		
2e. Identify key locations where attainable housing is needed and utilize best practices such as deed restrictions and HUD housing programs to provide below market rate housing.	Update Neighborhood Plans to support these concepts	\$	Short	Development Services, Council	Development Community		
2f. Expand on strategies and specific opportunities in a future housing study.	Code audit and housing assessment	\$	Short	Development Services, Council	Consultant		

47	LAUNCH	COST	TIMING	RESPONSIBILIT	Υ	NOTES
<u>(\$)</u>	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
3. Employ innovative a	oproaches to promote lo	cal busi	ness and c	reate community	/.	
3a. Become a regional leader in energy conversation.	Coordinate strategies per Conservation and Resiliency Plan	\$ - \$\$\$	Long	Administration with support from Provo Power and UMPA	Sustainability Coordinator	
3b. Explore a LEED for Cities certification in alignment with Conservation and Resiliency Goals.	Coordinate strategies per Conservation and Resiliency Plan	\$\$	Mid	Sustainability Coordinator		
3c. Deploy Strategic Investments to attract new businesses while continuing to support growth of local businesses.	Implement Economic Development Plan	\$-\$\$	Short	Economic Development	EDCUtah	
3d. Attract technology related business and other outside employers to Provo.	Implement Economic Development Plan	\$-\$\$	Short	Economic Development	EDCUtah, Silicon Slopes	
3e. Increase commercial and light industrial space such as maker spaces and innovation centers.	Identify areas of focus, revise zoning code if appropriate	\$-\$\$	Short	Development Services, Council	Development Community	
3f. Incorporate gateway developments and compact commercial properties that integrate both social and retail needs into designated mixed use centers.	Complete Gateway Plan	\$	Short	Development Services	Development Community	
4. Encourage growth ar	ound the Provo Municip	al Airpo	rt and faci	litate developme	ent where appr	opriate.
4a. Follow the actions in the Airport Master Plan and update as necessary.					Provo Municipal Airport	



Connected and Safe

OUR COMMITMENT: We promote multimodal streets and trails networks that connect drivers, walkers, and bicyclists of all ages.

<u>√</u> 2.%:	LAUNCH	COST	TIMING	RESPONSIBILIT	Υ	NOTES
<u> </u>	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
1. Prioritize roadways a	nd multimodal corrido	rs that a	are safe an	d have adequate	e capacity for all	modes as
la. Encourage connections to increase east to west mobility.	Complete plan and identify priority projects	\$\$\$	Mid	Development Services, Public Works, TMAC		
1b. Design residential and collector roadways to control traffic speeds using complete street standards such as bump outs, on street parking and bike lanes.	Coordinate with Transportation Master Plan, explore opportunities for low cost improvements such as crosswalks and painted bump outs	\$ - \$\$\$	Short to Long	Public Works, TMAC		Implement the Provo City Public Works Complete Streets Policy
Ic. Plan future transportation networks to accommodate future growth and avoid congestion.	Complete plan and identify priority projects	\$	Short to Mid	Public Works		
2. Improve bicycle and	pedestrian networks t	o conne	ct the city	•		
2a. Increase or upgrade safer bicycle and pedestrian facilities.	Coordiante with Provo Bicycle Transportation Master Plan, Review gaps in accessibility and identify priority areas	\$	Short to Mid	Development Services, Public Works, Parks and Recreation	BikeWalk Provo	
2b. Connect existing bike and pedestrian networks, using the future Provo River Trail as a spine of the system, especially on the West side of Provo.	Initiate River and Lakeshore Plan, review gaps in accessibility and identify priority areas, Provo Bicycle Transportation Master Plan	\$	Short to Mid	Development Services, Public Works, Parks and Recreation	BikeWalk Provo	
2c. Increase access for youth, disabled and elderly along streets, trails and public transit facilities.	Review gaps in accessibility and identify priority areas	\$ - \$\$	Short to Mid	Development Services, Public Works, UTA	BikeWalk Provo	Ensure developmen standards require full access in all new projects.

<i>∕</i> ⊃:6:	LAUNCH	COST	TIMING	RESPONSIBILIT	Υ	NOTES
<u> </u>	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
2d. Explore the feasibility of an active transportation bridge from east to west.	Complete feasibility study	\$	Short	Development Services, Public Works, UDOT	BikeWalk Provo	Possible use of CDBG funding.
2e. Increase opportunities for micro transit such as City Bike programs and scooters to help with the first and last mile.	Coordinate with 2020 Transportation Master Plan	\$\$	Short to Mid	Development Services, UTA	BikeWalk Provo	
3. Strive to create a rob	oust system of local and	d region	al transpo	rtation alternati	ves including rail,	bus, biking and
walking options.	Clintith	666	Short to	LITA	Administration	
3a. Increase operations, access and number of stops for public transit.	Coordinate with 2020 Transportation Master Plan	\$\$\$	Mid	UTA	Administration	
3b. Develop incentives and programs to encourage biking and transit use.	Review gaps in accessibility and identify priority areas	\$\$	Mid	Administration, UTA	BIkeWalk Provo	
3c. Continue to utilize innovative approaches to alternative transportation methods as technology advances.	Monitor opportunities and identify funding as needed	\$ - \$\$\$	Long	Administration, Council		
3d. Promote future roadway capacity improvements reduce congestion as growth-related transportation demands increase.	Address in future roadway planning	\$-\$\$\$	Short to Long	Public Works		
4. Find the right balance	e of parking to promot	te the lo	cal econo	my and encoura	ge alternative tran	sportation.
4a. Create a strategy/ program to address parking in university neighborhoods through signage and/or permitting.	Engage a working group to coordinate residents, students and City departments to identify the right solutions to implement	\$	Short	Parking Manager	Council	



<i>∽</i> ;	LAUNCH	COST	TIMING	RESPONSIBILIT	Y	NOTES
<u> </u>	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
4b. Implement Strategic Parking Plan recommendations to manage parking citywide.	Review current Strategic Parking Plan for needs and gaps, update as needed	\$	Short	Parking Manager	Council	
4c. Encourage walkability in downtown, mixed use centers and at transit locations to reduce vehicular trips.	Refer to Growing Together goal 2	\$\$	Short	Development Services, Public Works, TMAC, Council	Development Community	
4d. Reduce parking requirements as appropriate to encourage residential development in key areas.	Review existing requirements and revise as needed to address goals	\$	Short	Development Services, Council	Development Community	
5. Coordinate with the vehicle trips.	Conservation and Resi	liency P	lan to redu	ice environment	al impacts of sing	le occupancy
5a. Increase the total number of public charging stations for electric vehicles.	Consider requirements for new projects	\$	Short to Mid	Sustainability Coordinator, Provo Power, Public Works	Development Community	
5b. Reduce auto dependency by promoting multimodal choices.	Coordinate with 2020 TMP	\$ - \$\$\$	Long	Council, Administration, UDOT, UTA	Development Community	This has to involve both the public and private sectors.
5c. Increase the urban tree canopy.	Initiate a tree canopy measure and tracking system	\$ - \$\$\$	Short to Mid	Development Services	Prove City Forestry Program, Parks and Recreation	Create a grant program for property owners to plant street trees; consider expanding list of street trees
5d Identify locations and projects to improve storm water management through the use of green infrastructure and low impact design.	Review current street and infrastructure standards	\$ - \$\$\$	Mid to Long	Public Works	Development Community	

A City that Leads

OUR COMMITMENT: We are leaders in innovative and strategic practices to support the community.

	LAUNCH	COST	TIMING	RESPONSIBILITY		NOTES
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
1. Become a leader in su	ustainable practices a	nd promo	ote region	al collaboration.		
1a. Develop and implement a Conservation and Resiliency Plan (CRP).	In progress	\$	Short	Council, Administration	Sustainability Coordinator	City to set the example for community action
1b. Promote support and buy in from necessary stakeholders to be successful in implementing strategies to reach targets.	Coordinate with actions in the CRP	\$	Short	City Departments	BYU, DPI, other stakeholders	Ensure support from local businesses and internal City departments
Ic. Coordinate with BYU sustainability practices to increase overall successful implementation.	Coordinate with actions in the CRP	\$	Short	Sustainability Coordinator	BYU	
1d. Deploy innovative approaches to energy efficiency and water use in the City.	Coordinate with actions in the CRP	\$	Short	Provo Power, Public Works	Sustainability Coordinator	
1e. Work with other cities, Utah County, and other stakeholders to collaborate, consolidate, and innovate to better and more sustainably serve the residents of Provo and Utah Valley.	Develop strategy	\$	Short to Mid	Administration	Other cities, Utah County, and other stakeholders	
2. Adopt regulatory fra	ameworks that are sin	iple, acce	ssible, and	l fair at all scales	of development.	
2a. Review code and development review timelines.	Pursue code audit	\$	Short	Development Services, Council		
2b. Simplify zoning and codes to be more user friendly.	Pursue code audit	\$	Short	Development Services, Council		



	LAUNCH	COST	TIMING	RESPONSIBILIT	RESPONSIBILITY	
	Action	\$ - \$\$\$	Short Mid Long	Lead	Partnerships	Additional items for consideration
3. Continue to foster a	culture of transparenc	y and cit	tizen invol	vement.		
3a. Create an online budget dashboard.	Identify goals, benchmarks and metrics to track	\$	Mid	Finance	Administration	
3b Explore ways to improve access to public meetings through online format and timing.	Could be assigned to future Diversity and Inclusion Advisory Committee	\$-\$\$	Short	Council, Administration		
3c. Increase city communications through online platforms and social media.	Develop a strategy and/or campaign	\$-\$\$	Short	Administration, PIOs		
3d. Consider expanding hours for city services.	Review budgeting and feasibility	\$-\$\$\$	Mid	Administration, Council		
3e. Increase services and translation of city materials into Spanish.	Develop a strategy	\$-\$\$	Short	Administration, Council		
4. Encourage diversifica	ation of tax base and re	evenue s	treams th	rough efficiency	and proactive gov	ernance.
4a. Expedite inquiry response time for businesses looking to locate in Provo.	Develop a strategy	\$-\$\$	Mid to Long	Development Services, Provo Economic Development, with Council	Governor's Office of Economic Opportunity, Utah Valley Chamber of Commerce, DPI	

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GENERAL PLAN

Appendix A

MODERATE INCOME HOUSING DATA

Moderate Income Housing

Provo's Current and Future Housing Conditions

Background

Moderate income households are considered by the State of Utah to be those making less 80% of the area median income (AMI). AMI is determined by the county in which the city is located. Other targeted income groups are defined as those making less than 50% and 30% of AMI. According to U.S. Department of Housing and Urban Development (HUD), the affordable monthly housing payment for either mortgage or rent should be no more than 30% of gross monthly income (GMI) and should include utilities and housing costs such as mortgage, property taxes, and hazard insurance. To calculate affordability in relation to household size, HUD estimates median family income (MFI) annually for each metropolitan area and non-metropolitan county.

The term Area Median Income is the term used more generally in the industry. If the term Area Median Income (AMI) is used in an unqualified manor, this reference is synonymous with HUD's MFI. However, if the term AMI is qualified in some way - generally percentages of AMI, or AMI adjusted for family size, then this is a reference to HUD's income limits, which are calculated as percentages of median incomes and include adjustments for families of different sizes.

It is not clearly stated in Utah Code whether those of moderate income must be able to purchase a home, so the allowance is applied to both rental rates and mortgages. Affordable housing is considered to be any housing options that accommodate the targeted income groups and meet the payment requirements.

Section 10-9a-403(41) of the Utah Code mandates that each city shall review biennially a moderate-income housing plan. Plans shall include:

- Efforts made by the municipality to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- Actions taken by the municipality to encourage preservation of existing moderate-income housing and development of new moderate-income housing;
- Progress made within the city to provide moderate income housing, demonstrated by analyzing data on:
 - The number of housing units in the municipality at varying affordability thresholds;
 - The number of housing units in the municipality that are subsidized by the municipality, the state, or the federal government; and
 - The number of housing units in the municipality that are deedrestricted:
- Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments;

- All efforts made by the municipality to utilize a moderate-income housing set-aside from a redevelopment agency, a community development agency, or an economic development agency;
- Money expended by the municipality to pay or waive construction-related fees required by the municipality; and
- Programs of the Utah Housing Corporation that were utilized by the municipality.

Current Population and Demographics

Population

The 2020 population of Provo is 116,616 people. Since 2010, Provo's population has grown by 5.8%, or more than 6,400 residents. Projections from the Mountainland Association of Governments (MAG), predict that Provo's population will increase by 33.3% over the next 20 years adding almost 38,800 people and reaching a population of 155,397 people by 2040. Provo's anticipated population growth has significant implications for the City's housing and economic climate, necessitating that suitable employment opportunities and housing be available for new residents.

Median Household Income

Provo's Median Household Income (MHI) is \$53,864.1 This is considerably lower than both the Median Household Income of the County (\$79,545) and State (\$75,780). Provo's Median Family Income (MFI) is currently \$58,690, also considerably lower than both the Median Family income of the County (\$86,636) and the State (\$86,152).

Median Family Income is commonly higher than Median Household Income because of differences between the composition of households and families. Family households are generally larger with a minimum of at least two people and have more members in their prime earning years. In contrast, a number of households consist of single-person households. In Provo's case, non-family households include many students with a limited or even no income.

Area Median Income

The area median income (AMI) is the midpoint of a region's income distribution - half of the households in the region earn more and half earn less. AMI is important because each year the Department of Housing and Urban Development (HUD) calculates the median income for every metropolitan region in the country and this statistic is used to determine whether families are eligible for certain affordable housing programs.

HUD focuses on the entire region, not just the city, because families searching for housing are likely to look beyond the city itself to find a place to live. AMI is





typically distinguished between three types of households. Households earning less than 80% of the AMI are considered low-income households by HUD. Very low-income households earn less than 50% of the AMI and extremely lowincome households earn less than 30% of the AMI.

Area Median Income (also referred to as Area Median Family Income), or AMI, in Provo is \$83,700 per year.² The U.S. Department of Housing and Urban Development (HUD) uses this number as baseline to calculate categories of affordability. These categories include Extremely Low Income, (30% of AMI), Low Income (50% of AMI), and Moderate Income (80% of AMI). While these numbers are often used to determine eligibility for certain government sponsored housing assistance programs, they can also be used to calculate a household's projected expenditures on rent and/or mortgage payments.

Table 10 (page 75) illustrates the approximate distribution of households in Provo by AMI threshold. Because AMI thresholds established by HUD do not exactly match the distribution of households by income bracket as recorded by the U.S. Census Bureau, the estimated number of households within each income level are matched as closely as possible with their corresponding income bracket. However, because it is not an exact match by census income bracket the number of households within each AMI threshold should be considered an approximation.

The distribution of Households within Table 1 (page 76) is well below the Provo-Orem MSA's area median income, with approximately 70.7% of households falling below the 100% AMI threshold. This has implications for housing within Provo and can be interpreted to mean that Provo has a significant need for both affordable and moderately priced housing options. The distribution of households below AMI can also be interpreted to mean that Provo is likely not attracting higher AMI households, potentially because of lack of suitable housing or lack of suitable employment. The inability to attract and retain higher income households in Provo may have adverse effects on economic development and the economic composition of the city.

Using HUD's defined AMI for Utah County, we can calculate an affordable monthly allowance for households making 30% to 120% of the AMI. This monthly allowance can be used to gauge affordable monthly rent and mortgage payment levels for households at different income levels. For example, a family of four living in Provo at the median income could afford \$2,093 per month for housing (Table 2).

To translate these affordability levels into home values, we assume mortgage rates of 3%, 4% and 5%, with a 30-year term, current property tax rates,

² Provo-Orem, UT MSA Median Family Income Estimate, U.S. Department of Housing and Urban Development, 2021.

Table 1: Approximate Distribution of Households by HUD Defined AMI Thresholds

INCOME LEVEL	INCOME	AMI THRESHOLD	ESTIMATED	PERCENTAGE
	CLASSIFICATION		HOUSEHOLDS	
<30% AMI	Extremely Low Income	\$26,500	7649	22.2%
>30% to <50% AMI	Low Income	\$26,500 - \$41,850	8751	25.4%
>50% to < 80% AMI	Moderate Income	\$41,850 - \$66,950	3376	9.8%
>80% to <100% AMI	N/A	\$66,950 - \$83,700	4591	13.3%
>100% to <120%AMU	N/A	\$83,700 - \$100,440	3644	10.6%
>120% AMI	N/A	>\$100,400	6443	18.7%

Source: American Community Survey, 2019.

Table 2: Area Median Income (AMI) for Provo-Orem MSA

IN COME CATEGORY	PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
Extremely Low Income (30%)	\$ 440	\$ 503	\$ 565	\$ 663	\$ 776	\$ 890	\$ 1,003	\$ 1,117
Very Low Income (50%)	\$ 733	\$ 838	\$ 943	\$ 1,046	\$ 1,130	\$ 1,214	\$ 1,298	\$ 1,381
Low Income (80%)	\$ 1,173	\$ 1,340	\$ 1,508	\$ 1,674	\$ 1,809	\$ 1,943	\$ 2,076	\$ 2,210
Median Family Income (100%)	\$ 1,465	\$ 1,675	\$ 1,885	\$ 2,093	\$ 2,260	\$ 2,428	\$ 2,595	\$ 2,763
Above Median Income (120%)	\$ 1,758	\$ 2,010	\$ 2,262	\$ 2,511	\$ 2,712	\$ 2,913	\$ 3,114	\$ 3,315

Source: American Community Survey, 2019.



insurance costs, a 10% down payment, and a monthly utility expenditure of \$225 per month. The table below lists the range of home prices that are attainable at varying AMI thresholds and mortgage rates. For example, a family of four living in Provo at the median income would need an average income of \$83,700 to afford a home.

Interest rates will have a significant impact on home price ranges and should be considered as the city plans for future growth. Rates are currently at record lows but will likely begin to rise as the economy continues to recover from the COVID-19 pandemic. The city should monitor interest rate increases over the coming years to ensure that rising rates are not adversely impacting Provo residents.

To calculate affordability levels into price appropriate rental rates, it was assumed that households would pay rental costs no larger than 30% of their monthly income and that rent would be paid on a monthly basis. Table 4 (Page 78) illustrates rental price ranges that are attainable to households at the varying AMI thresholds.

Current Housing Stock

Single and multi-family housing 3

Based on the 2019 ACS five-year estimates, Provo has a total of 35,107 housing units. In the following table, we break down these units into three categories: single-family units, multi-family units and mobile homes. More than half (52%) of Provo housing stock is classified as single-family homes, 46% is classified as multi-family housing, and 2% is classified as mobile homes. A detailed definition of housing by classification can be found in the appendix.

Single family homes are defined by the U.S. census bureau as "fully detached, semi-detached, semi-attached, side-by-side, row houses, and townhouses." At 52%, or 18,066 units, just over half of Provo's total housing stock is comprised of single-family homes. This is significantly lower than the county and state, in which single-family homes comprise 75% of all housing.

Multi-family homes are defined by the U.S. census bureau as "Residential buildings containing units built one on top of another and those built side-byside which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.)." At 46%, or 16,499 units, Provo has significantly more multifamily units as proportion of total housing than both the

³ U.S. Census Bureau, ACS 5-Year Estimates, 2019.

Table 3: Attainable Home Price Ranges by AMI Categories

HOUSEHOLD INCOME RANGE			HOME PRICE RANGE FOR A FAMILY OF FOUR						
			3% Mortgage		4% Mortgage		5% Mortgage		
	Income Range -Low	Income Range - High	Low	High	Low	High	Low	High	
<30% of AMI	\$ -	\$ 26,500	\$ -	\$ 80,680	\$ -	\$ 71,248	\$ -	\$ 63,364	
30% to 50% of AMI	\$ 26,500	\$ 41,850	\$ 80,680	\$ 164,938	\$ 71,248	\$ 145,657	\$ 63,364	\$ 129,538	
50% to 80% of AMI	\$ 41,850	\$ 66,950	\$ 164,938	\$ 310,006	\$ 145,657	\$ 273,765	\$ 129,538	\$ 243,470	
80% to 100% of AMI	\$ 66,950	\$ 83,700	\$ 310,006	\$ 399,649	\$ 273,765	\$ 352,929	\$ 243,470	\$ 313,873	
100% to 120% of AMI	\$ 83,700	\$ 100,440	\$ 399,649	\$ 489,078	\$ 352,929	\$ 431,903	\$ 313,873	\$ 384,107	

Source: American Community Survey, 2019.

Table 4: Attainable Rental Rate Ranges by AMI Categories

HOUSEHOLD INCOM	E RANGE	RENTAL PRICE RAN	GE	
	Income Range -Low	Income Range - High	Low	High
<30% of AMI	\$ -	\$ 26,500	\$ -	\$ 663
30% to 50% of AMI	\$ 26,500	\$ 41,850	\$ 663	\$ 1,046
50% to 80% of AMI	\$ 41,850	\$ 66,950	\$ 1,046	\$ 1,674
80% to 100% of AMI	\$ 66,950	\$ 83,700	\$ 1,674	\$ 2,093
100% to 120% of AMI	\$ 83,700	\$ 100,440	\$ 2,093	\$ 2,511

Source: American Community Survey, 2019.



County and State. The high proportion and sustained demand for multi-family units is likely due in part to Provo's younger population of students and young families desire for more affordable housing options.

Mobile homes⁴

Currently, Provo allows HUD approved mobile homes on any single-family dwelling lot within the city. Additionally, Provo also has a specific zoning designation that allows for the creation of mobile home parks and even subdivisions for only mobile homes. With 542 units, or 2% of all housing stock, Provo has a higher proportion of mobile homes than both the County, but a lower proportion than the state (Table 5).

Total occupied units⁵

Out of the Provo's total unit count of 35,107 units, 94.2%, or 33,061 units are occupied. This is lower than the county's occupancy rate of 95.3% but higher that the state's occupancy rate of 89.9%. Provo's high occupancy rate can be interpreted to mean that housing units are being absorbed by the market as they become vacant or are built.

Housing tenancy and occupancy breakdown⁶

Provo has a drastically lower proportion of owner-occupied units than both the county and state (Table 6). Based on data from 2019 ACS 5-Year estimates, 39.4% of Provo's housing units are owner occupied, significantly lower than owner occupied units at the county (67.6%), and state level (70.2%). Inversely, Provo has a higher renter population than both the county and the state, likely due to the high number of students living within the city. As if 2020, 60.4% of Provo's housing units are renter occupied, substantially higher than renter occupied units at the county (32.4%) and state level (29.8%).

Housing units by number of bedrooms⁷

Like price-appropriate housing, the number of available bedrooms within an area's housing stock is also critically important. At 66%, Provo has more one-, two- and three-bedroom units than both the County (49.4%) and State (55.8%), likely because of its large student population. And yet the city has fewer fourand five-bedroom units, just 30% of Provo's housing stock. With too few large units available, larger households may be forced to look elsewhere or to accept sub-optimal housing.

While Provo has more one-, two- and three-bedroom units, the city has less than both the county and state with regards to four- and five-bedroom dwelling

⁴ Ibid.

Ibid.

Ibid.

Ibid.

Table 5: Provo Existing Housing Inventory by Type

HOUSING TYPE	PROVO	UTAH COUNTY	UTAH
Total Single-family	52%	75%	75%
Detached	42%	66%	68%
Attached	10%	9%	6%
Multi-family Units	46%	24%	22%
Mobile Homes	2%	1%	3%

Source: American Community Survey, 2019

Table 6: Provo Housing Tenancy and Occupancy

HOUSING TENURE	PROVO	UTAH	UTAH
		COUNTY	
Owner Occupied	39.4%	67.6%	70.2%
Renter Occupied	60.4%	32.4%	29.8%
Average household size of owner- occupied unit	3.43	3.78	3.26

Table 7: Housing Inventory by Number of Bedrooms

NUMBER OF BEDROOMS	PROVO	UTAH COUNTY	UTAH
0 Bedrooms	3.5%	1.4%	1.9%
1 Bedroom	11.3%	4.7%	7.1%
2 Bedrooms	28.1%	16.8%	19.4%
3 Bedrooms	26.8%	27.9%	29.3%
4 Bedrooms	17.4%	21.5%	22.1%
5 or More Bedrooms	12.9%	27.6%	20.2%

Source: American Community Survey, 2019.



units. In total, 30.3% of Provo's dwelling units consist of 4- and 5-bedroom units, while 4- and 5-bedroom units make up 49.1 % of the county's housing stock and 42.3% of the state's housing stock. The lack of larger units can make finding suitable housing difficult for larger households, sometimes forcing them to look outside of the community or accept sub optimal housing.

Housing units by age8

Provo's housing stock is mostly older, with 75% of all housing units having been built between 1960 and 2009 (Table 8). The age of housing units within Provo is similar to that of the county and state, where the majority of housing units were also built between 1960 and 2009. In contrast to the county and state, however, Provo has seen minimal new construction of units since 2010, with only 4.6% of units developed in the past 11 years. Both the County and State have state have seen a larger number of units developed recently, with 14.2% of units in the County and 9.7% of units in state developed within the past 11 years.

As a result of Provo's aging housing stock, units within the city may require a greater amount of reoccurring maintenance and upkeep, generally placing a greater financial burden on the owner of the property.

Median sale value and affordability9

Home sale prices in Provo have rapidly increased over the past several years. Based on data compiled in January and February 2021, the median sales price for a home in Provo is \$449,000, which is nearly twice the affordable threshold of \$273,765 (assuming a 4% mortgage interest rate) for a family of four. Even at 120% of the area median income, that same family of four could not comfortably afford that home price. Instead, this family might be forced to live outside of Provo or settle for sub-optimal housing within the city. The same applies to current residents looking to change location within Provo or to increase or decrease their home size.

Rapidly increasing home values can also have negative effects on resident's ability to pay property taxes on their homes. In cases where residents have paid off their homes and/or are living on a fixed income, increases to property taxes can sometimes create financial burdens and situations in which they cannot afford the taxes on their homes.

Table 9 (page 83) illustrates the distribution of sale value for Provo's owneroccupied housing units. This data is based off of housing sales recorded in Provo during January and February of 2021. Housing units valued between \$300,000 - \$400,000 and \$400,000 - \$500,000 are most prevalent in Provo at 29.4% and 29.2% of all sales, respectfully. In total, only 2.8% of all units sold were at or below the affordability threshold of \$273,765 for a family of four.

⁸ Ibid.

Sales Recorded in Utah County during January & February of 2021.

Table 8: Housing Inventory by Year Built

HOUSING TYPE	PROVO	UTAH COUNTY	UTAH				
Built 2014 or later	2.3%	8.1%	4.9%				
Built 2010 to 2013	2.3%	6.1%	4.8%				
Built 2000 to 2009	11.8%	26.0%	20.2%				
Built 1990 to 1999	21.1%	19.3%	17.5%				
Built 1980 to 1989	14.3%	9.3%	12.4%				
Built 1970 to 1979	17.7%	13.6%	16.0%				
Built 1960 to 1969	10.4%	5.1%	7.0%				
Built 1950 to 1959	7.6%	5.4%	6.9%				
Built 1940 to 1949	5.1%	3.0%	3.4%				
Built 1939 or earlier	7.3%	4.3%	7.0%				
Source: American Community	Source: American Community Survey, 2019.						



Housing Supply & Availability for Targeted Income Groups

Currently, an estimated 23,153 households out of Provo's 34,454 households fall within targeted income groups for affordable and moderate-income housing as defined by HUD's 2020 area AMI levels. Based off of sales data compiled during January and February of 2021, only 5.9% of houses sold were in the affordability range of households making 80% of AMI, while 0.6% of houses sold were in the affordability range of households making 50% of AMI. No houses sold during January and February of 2021 were in the affordability range of households making 30% of AMI.

Household's that are unable to, or uninterested in, purchasing a home often look towards the rental housing market for their housing options. However, rental housing in Provo faces similar affordability challenges as for-sale housing. Table 10 (page 84) illustrates the number of rental households at varying income bracket of AMI as well as an approximation of the number of available rental units at the corresponding rental rate. Currently, there exists a shortage of price appropriate units at both the high and low end of the market. For households making below 30% of AMI there is a unit deficit of approximately 3,377 units, while households making 80% to 120% of AMI have a unit deficit of approximately 2,510 units.

Housing Supply & Availability for Targeted Groups

Special needs housing includes housing for the elderly, veterans, those with disabilities and the homeless. The following paragraphs give further details regarding housing for those groups.

Elderly Housing and Housing for Those with Disabilities

According to real-time data collected from the CoStar, Provo has 53 housing developments targeted toward senior occupancy as well as a number of elderly care facilities. 10 Since the 2010 U.S. Census, eight new assisted care and senior facilities have been developed. As Provo's population continues to age, the need for senior care facilities and assisted living developments will continue to rise. The city should continue to monitor these groups to ensure appropriate housing is available for those who may need assistance.

Housing for Veterans

Currently, Provo City does not have any housing units built specifically to address the needs of veterans. Although the percentage of veterans in Provo is relatively low, their needs need to be understood and addressed as needed.

Homeless – Transitional Housing and Shelters

Provo City and other consortium cities partner with the Mountainland Continuum of Care and its partner agencies to provide emergency shelter needs.

¹⁰ CoStar, 2021.

Table 9: Distribution of Sale Value for Provo's Owner-occupied Housing Units

HOME VALUE	# OF SALES	% OF TOTAL	CUMULATIVE
			OF TOTAL
\$200,000 or Less	5	0.6%	0.6%
\$200,000-\$250,000	7	0.8%	1.4%
\$250,000-\$275,000	12	1.4%	2.8%
\$275,000-\$300,000	26	3.1%	5.9%
\$300,000-\$325,000	35	4.2%	10.1%
\$325,000-\$350,000	57	6.8%	16.8%
\$350,000-\$375,000	73	8.7%	25.5%
\$375,000-\$400,000	83	9.8%	35.3%
\$400,000-\$425,000	68	8.1%	43.4%
\$425,000-\$450,000	68	8.1%	51.5%
\$450,000-\$475,000	68	8.1%	59.5%
\$475,000-\$500,000	42	5.0%	64.5%
\$500,000-\$600,000	124	14.7%	79.2%
\$600,000-\$700,000	68	8.1%	87.3%
\$700,000-\$800,000	47	5.6%	92.9%
\$800,000-\$900,000	23	2.7%	95.6%
\$900,000-\$1,000,000	10	1.2%	96.8%
\$1,000,000-\$1,500,000	20	2.4%	2.4%
\$1,500,000-\$2,000,000	3	0.4%	2.7%
\$2,000,000 or Greater	4	0.5%	3.2%
Total	843	100%	

Sales Recorded in Utah County during January & February of 202

Table 10: Availability of Rental Housing by AMI Category

HOUSEHOLD INCOME RANGE	RENTAL HOUSEHOLDS	RENTAL PRICE RANGE	APPROXIMATE AVAILABLE UNITS WITHIN PRICE RANGE	UNIT SURPLUS / SHORTAGE
<30% of AMI	5600	\$0 - \$663	2223	-3377
30% to 50% of AMI	4560	\$663 - \$1,046	8538	3978
50% to 80% of AMI	4250	\$1,046 - \$1,674	4663	413
80% to 120% of AMI	5559	\$1,674 - \$2511	3049	-2510

American Community Survey, 2019



A prominent shelter is provided by the Food and Care Coalition shelter. That organization is in the process of building a number of individual shelter units for families. Additionally, the Provo City Housing Authority is working to provide additional transitional housing, utilizing renovated motel units where possible. Provo also currently provides CDBG funding to support the efforts to reach out to unsheltered individuals and assessing their needs.

Future Housing Affordability Distribution

Five and Ten Year Projected Population Increases

Using baseline population projections from the ESRI and the Mountainland Association of Governments (MAG), low, medium, and high population projections were calculated for Provo. The medium projection acts as the baseline population projection as defined by ESRI and the Mountainland Association of Governments. To account for lower-than-normal population growth, a multiplier of 0.75 was used to adjust baseline projections to account for lower than anticipated growth rates. To account for higher-than-normal population growth, a multiplier of 1.25 was used to adjust baseline projections to account for higher than anticipated growth rates. It is assumed that population counts performed by the MAG are underestimated. As a result, for the purpose of planning the projected high population growth levels should be used. Table 11 illustrates the low, medium, and high 5- and 10-year population projections for Provo.

Using the low, medium, and high population projections and the assumption that the distribution of household income and household size would remain constant, new projections for the percentage of households that will fall within targeted income levels over the next five and ten years were calculated. Table 12 illustrates a breakdown of households by income level for 2026 while Table 13 illustrates a breakdown for 2030.

Affordable Housing Projected Need by Population Increase

Using 2026 and 2030 project household income ranges, the number of households falling within the target groups of 30%, 50%, and 80% of AMI were calculated. These updated numbers were measured against the number of anticipated units falling within affordable for-sale and for-rent price ranges. The number of for sale housing units by price were calculated using 2019 ACS Home Value Estimates, the most recent data available. Due to the rapid increase in home value during 2021, this data likely underestimates the number of for-sale units available for households falling within 30%, 50%, and 80% of AMI.

To project increases to for-sale and for-rent housing stock for 2026 and 2030, 5-year projected unit increases calculated by ESRI were applied to the baseline 2020 housing units for Provo calculated using 2019 ACS 5-year estimates. Tables 14 and 15 illustrate the projected the number of households falling within the

Table 11: Five and ten year Population Growth Projections

GROWTH LEVEL		YEAR			
	2010	2020	2026	2030	
Low	110,201	116,616	132,623	135,821	
Medium*	110,201	116,616	137,958	142,223	
High	110,201	116,616	143,294	148,625	
*Baseline population projection as defined by ESRI and MAG.					

Source: ESRI, MAG.

Table 12: 2026 Population Projections by Income Range

	2026 POPULA	2026 POPULATION PROJECTIONS					
	Low	Medium	High				
Total Households	43,483	45,232	47,090				
Less than \$10,000	1,696	1,764	1,837				
\$10,000 to \$14,999	2,087	2,171	2,260				
\$15,000 to \$24,999	5,870	6,106	6,357				
\$25,000 to \$34,999	5,261	5,473	5,698				
\$35,000 to \$49,999	5,783	6,016	6,263				
\$50,000 to \$74,999	8,523	8,865	9,230				
\$75,000 to \$99,999	6,131	6,378	6,640				
\$100,000 to \$149,999	4,479	4,659	4,850				
\$150,000 to \$199,999	1,696	1,764	1,837				
\$200,000 or more	1,957	2,035	2,119				

Source: ESRI, MAG

Table 13: 2030 Population Projections by Income Range

	2030 POPULATION PROJECTIONS						
	Low	Medium	High				
Total Households	44,531	46,630	48,730				
Less than \$10,000	1,737	1,819	1,900				
\$10,000 to \$14,999	2,138	2,238	2,339				
\$15,000 to \$24,999	6,012	6,295	6,578				
\$25,000 to \$34,999	5,388	5,642	5,896				
\$35,000 to \$49,999	5,923	6,202	6,481				
\$50,000 to \$74,999	8,728	9,140	9,551				
\$75,000 to \$99,999	6,279	6,575	6,871				
\$100,000 to \$149,999	4,587	4,803	5,019				
\$150,000 to \$199,999	1,737	1,819	1,900				
\$200,000 or more	2,004	2,098	2,193				

Source: ESRI, MAG.



target groups of 30%, 50%, and 80% of AMI assuming baseline population projections as defined by ESRI and the MAG, along with the additional forrent and for-sale housing units needed to meet demand.

Both 2026 and 2030 projections indicate that increases in the number of households falling within the target groups of 30%, 50%, and 80% of AMI are anticipated to outpace the increase in for-rent and for-sale housing units available. In 2026, a deficit of 5,660 housing units is projected, while in 2030 a deficit of 5,660 units is projected. In order to mitigate future affordable and moderate incoming housing shortages, Provo must take a proactive approach to working with development community in order to develop price and unit appropriate housing that can accommodate the City's rapidly growing population.

Regulatory Environment

Recognizing and Addressing Fair Housing

Barriers to Fair Housing come from a variety of sources. In February 2015, a study on impediments was completed by James A. Wood for the Provo Redevelopment Agency. The resulting Analysis of Impediments to Fair Housing Choice: Provo City and Utah County, was funded by a grant provided to develop a Regional Analysis of Impediments (RAI) for each of the four counties along the Wasatch Front and was supported and informed by HUD's required Fair Housing and Equity Assessment (FHEA). After examining many, the study identified 10 principal impediments to Fair Housing:

- 1. Segregation Due to Concentrations of Affordable Housing: NIMBY-ism, Zoning and Land Prices.
- 2. Concentration of Tax Credit and Rent Assisted Apartment Communities.
- 3. Concentration of Rental Units Limits Housing Choice for HUD Voucher Holders.
- 4. Vague and Outdated Housing Plans.
- 5. Availability of Rental Units for Large Families
- 6. Language Access Plans Fundamental to Housing Discrimination Complaint Process and Information
- 7. High Cost of Housing Development at TOD's Impedes Development of Affordable Housing.
- 8. Hispanic Denial Rates for Mortgage Loans Indicate Possible Impediment to Fair Housing.
- 9. Housing and Disable Individuals.
- 10. Concentration of Low-Income Minorities in Provo Impedes Housing Choice as Well as Opportunity

Table 14: 2026 Moderate Income Housing Projections

2026 PROJECTION					
Household Income Group	Household Income Range	# of Households w/ in range*	# of For Sale Housing Units Affordable to Income Group	# of For-Rent Housing Units Affordable to Income Group	Difference
<30% of AMI	\$25,320	10042	539	2482	-7020
30% to 50% of AMI	\$25,320 - \$42,200	11489	1005	9636	-848
50% to 80% of AMI	\$42,200 - \$67,520	8865	5622	4712	1468
Total		30396	7166	16830	-6400
* Number of households are	e not an exact match due to	distribution of income	groups.		

Source: American Community Survey, 2019.

Table 15: 2030 Moderate Income Housing Projections

2030 PROJECTIONS					
Household Income Group	Household Income Range	# of Households w/ in range*	# of For Sale Housing Units Affordable to Income Group	# of For-Rent Housing Units Affordable to Income Group	Difference
<30% of AMI	\$25,320	10352	577	2656	-7119
30% to 50% of AMI	\$25,320 - \$42,200	11844	1075	10311	-458
50% to 80% of AMI	\$42,200 - \$67,520	9140	6016	5041	1918
Total		31336	7668	18008	-5660

Source: American Community Survey, 2019.



Land Use and Zoning Regulations

Density Allowances: Several of Provo's zoning districts allow what would be considered very high density when compared to most jurisdictions in Utah. In fact, some zoning districts such as the Downtown zones (DT1, DT2); the Interim Transit Oriented Development (ITOD) zone; the West Gateway (WG) and, the Downtown Gateway (GW), do not have a density limitation. Additionally, the Downtown and ITOD zones have allowances for reduced parking standards. Several LIHTC projects have been development within these zones.

Some recent projects within the DTI zone have even realized densities of up to 100 units per acre. Other higher density zones include the Campus High Density Zone (CHDR) that allows up to 80 units per acres; the High Density Residential (HDR) zone that allows up to 50 units per acres; the Medium Density Residential (MDR) zone that allows up to 30 units per acre; and the Low Density Residential (LDR) zone that allows up to 15 units per acre.

Allowance for Mixed-Use projects: Provo is continuing to develop and adopt new codes that allow increased moderate income development options throughout the city through allowances for a variety of housing types, including townhomes, cluster developments, and apartments. Provo's code also allows residential uses as mixed-uses with commercial projects in a number of zones, most recently added as an allowance in the Regional Commercial Shopping (SC-3) zone.

Allowances for Accessory Dwelling Units: Provo's zoning code has allowed accessory dwelling units (ADUs) for many years and in many areas of the city. A further allowance was recently approved that now allows for detached accessory units. Additionally, to ease mortgage and other housing costs, elderly people are allowed to rent to rent a portion of their home to two people as a by-right allowance.

Development Fees and Other Governmental Costs: To speed both the review and permitting process, Provo City has recently created a new Development Services Department that includes city staff from a variety of departments with the intent that plans can be reviewed more quickly and decisions made more expeditiously to speed up the process as much as possible.

Provo City allows a review and reduction of development and building permit fees. Additionally, the City, through its Redevelopment Agency, has also worked to consolidate properties and provide land at a reduced cost to further reduce development fees and costs.



GENERAL PLAN

Appendix B

COMMUNITY ENGAGEMENT SUMMARY

ENGAGEMENT WINDOW #1 - DECEMEBER 2020- JANUARY 2021



"(Provo)... is a wonderful place to raise a family, with an abundance of outdoor activities."

-Online Survey Comment. Q12

Introduction

Provo is consistently one of the fastest growing cities in Utah, which brings growth and change to the community. Yet, the existing General Plan is outdated, cumbersome to use and does not reflect the current needs and desires. of the community. Without a guiding document, the City is challenged to support economic development and the quality of life that help guide future land use and investment decisions for the next 20 years.

To guide growth, the City needs a plan that is clear and user-friendly but also provides a framework for how to address future goals and priorities. The General Plan must also address elements such as land use, economic development, moderate-income housing, multimodal mobility and transportation, integrated parks, trails, and open space, and the community's history and culture. By working closely with the community, this update will align the new General Plan in today's reality with aspirations for the future.

A General Plan is a State requirement to serve the City as a long-range tool for planning, legislation, and financing. It is a strategic guidebook for citywide policy, decisions and priorities that serves as a reflection of the community's goals and inspires a vision for how Provo might grow.

Purpose

The purpose of this document is to share community comments and feedback in a clear and concise way to inform next steps in the General Plan process.

The Provo General Plan Virtual Community Meeting took place on December 10, 2020 from 6:30-7:30 pm. 127 total community members attended the virtual meeting. Following the meeting, a recording was posted online with an online survey of the meeting questions which was shared on the website, the City's Facebook Page and in email blasts to community stakeholders and meeting participants. 481 people responded to the online survey, 131 viewed of the presentation on youTube, and 1,239 visited to the website.



the existing general plan is from 2009 and cumbersome to use, so the City is challenged guide economic development that reflects the current needs and desires of the community. This update will provide a clean, user-friendly framework for how to address goals and priorities that align today's reality with aspirations for the future.

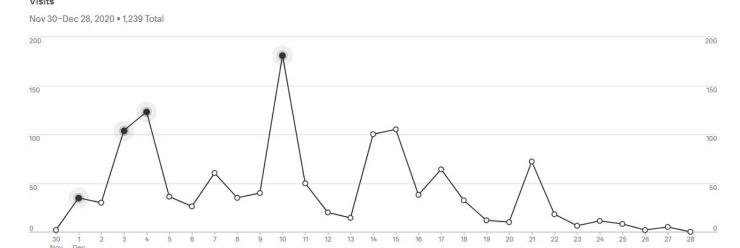
COMMUNITY OPEN HOUSE

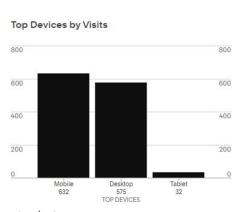
The City of Provo hosted a virtual community open house on Thursday evening, December 10, 2020 to share some information and gather feedback on the General Plan Update. You can view a recording of the meeting and download the presentation below.

- View the video recording
- . Download the presentation PDF

Your input is important to us! Please take 10 minutes to take the online survey and share your feedback with us. This survey will be available until 5:00 pm December 21, 2020.

Figure 1: Project Website





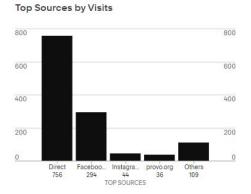


Figure 2: Website Analytic





Demographic Questions

The following demographic questions help to understand the origin of the comments which can organize data and identify trends or gaps in the information received.

How old are you?

Answer Options		Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	% Count		Count	
21 or Younger	0%	0	2%	11	2%	11	
21-39	37%	33	40%	178	40%	211	
40-55	33%	30	26%	116	27%	146	
55-69	24%	22	19%	86	20%	108	
70+	6%	5	12%	51	11%	56	
Totals	100%	90	100%	442	100%	532	

THE TOTAL POPULATION OF PROVO IS 116,616

26% Under 20 53% of Provo is 20-40 10% of Provo is 40-55 8% of Provo is 55-70 4% of Provo is 70+

This question was a multiple choice- select 1- question and received 90 responses at the Open House and 442 from the survey for a total of 532 responses.

Key Understanding

While the 21-39 and 40-55 age groups are well represented in this survey, the percentage of respondents suggests a skew towards the older demographic. The 21-39 age group represents 52% of the total community and 40% of the survey, the 40-55 age group represents only 10% of the total community and 27% of the survey, and 55-69 represents 8% of the total community and 20% of the survey.

I am a...

Answer Options		Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
Male	48%	43	49%	214	48%	257	
Female	51%	46	49%	216	49%	262	
Non-binary	0%	0	1%	4	1%	4	
Prefer not to answer	1%	1	1%	6	1%	7	
Totals	100%	90	100%	440	100%	530	

This question was a multiple choice- select 1- question and received 90 responses at the Open House and 440 from the survey for a total of 530 responses.

Key Understanding

The respondents to this survey are about 48% male and 49% female, which corresponds closely to the existing demographic with is about 49.7% male and 50.3% female.

APPENDIX A QUESTIONS 3 & 4

How long have you lived in Provo?

Answer Options	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Less than 1 year	1%	1	1%	6	1%	7
1 to 3 years	5%	5	9%	39	8%	44
3 to 5 years	6%	6	10%	45	9%	51
5 to 10 years	18%	17	13%	58	14%	75
10 to 20 years	27%	25	19%	83	20%	108
20 years or more	37%	34	45%	199	43%	233
I do not live in Provo	5%	5	3%	15	4%	20
Totals	100%	93	100%	445	100%	538

This question was a multiple choice- select 1- question and received 93 responses at the Open House and 445 from the survey for a total of 538 responses.

Key Understanding

Most of the survey respondents have lived in Provo for over 5 years, with only 12% having lived in Provo less than 5 years. Almost half, 43%, of respondents have lived in Provo for more than 20 years.

I am currently...

Answer Options	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Employed Full-time	56%	42	37%	206	40%	248
Employed Part-time	8%	6	12%	68	12%	74
Self-employed	13%	10	9%	48	9%	58
Caregiver/Homemaker	9%	7	18%	100	17%	107
Un-employed and looking for work	1%	1	1%	4	1%	5
Student	5%	4	10%	57	10%	61
Retired	7%	5	12%	67	12%	72
Totals	100%	75	100%	550	100%	625
Renter	8%	2	19%	43	18%	45
Homeowner	92%	23	81%	187	82%	210
Totals	100%	25	100%	230	100%	255

This question was a multiple choice- select all that apply- question and received 90 responses at the Open House and 780 from the survey for a total of 880 responses. To better understand this question we separated the homeowner/ renter responses from the employment based responses.

Key Understanding

Most of the survey respondents are employed homeowners. Based on current demographics in Provo, renters and students are likely underrepresented in this survey. The numerical values (total respondents to total value) suggest many people may not have selected homeowner or renter consistently enough to be valid in data analysis.





How do you interact with Provo?

Answer Options	Public Workshop Responses		Online Res	ponses	Combined Results	
	%	Count	%	Count	%	Count
I live here	28%	94	29%	419	29%	513
I work here	19%	64	17%	245	17%	309
I go to school here	1%	5	5%	67	4%	72
I recreate here	26%	89	24%	340	24%	429
I shop here	25%	84	26%	369	26%	453
Totals	100%	336	100%	1440	100%	1,776

This question was a multiple choice- select all that apply- question and received 336 responses from 100 participants at the Open House and 780 responses from the 481 survey participants for a total of 1,776 responses.

Key Understanding

Whil most of the survey respondents indicate they live here, the actual number is likely much more given that only 4-5% of respondents noted they do not live in Provo in Question 3. The 4% that indicate they go to school here corresponds to the number in Question 4. This question may not provide useful data to reference based on the varied responses.

What part of town do you live in?

Answer Options		Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
North West	32%	29	29%	120	30%	149	
South West	20%	18	10%	40	12%	58	
North East	33%	30	43%	177	41%	207	
South East	13%	12	13%	52	13%	64	
I do not live in Provo	3%	3	4%	18	4%	21	
Totals	100%	92	100%	407	100%	499	

This question was a multiple choice- select one- question and received 92 responses at the Open House and 407 for a total of 499 responses. NOTE: Some people at the open house noted that east and west were juxtaposed on the map. This was revised for the online survey.

Key Understanding

Most of the survey respondents live in the north of the City, with only 25% of respondents from south of the City. Population Density Mapping (shown right) does indicate less population to the south of Center Street, but an accurate percentage will require further analysis. It is likely that the residents living south of Center Street are underrepresented in this survey.

APPENDIX AQUESTION 6

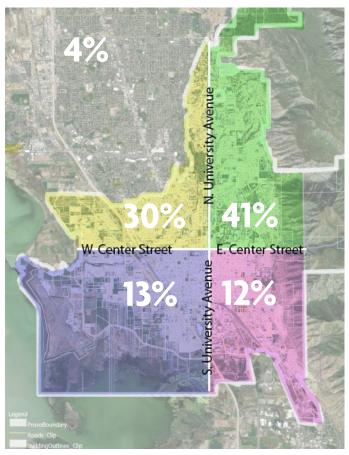


Figure 3: Question 6 Map Image

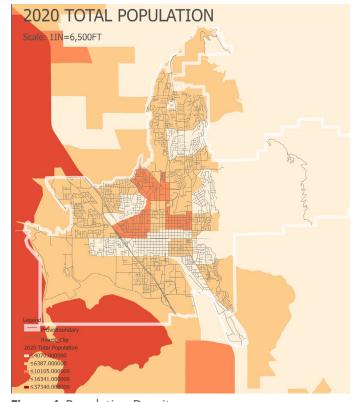


Figure 4: Population Density





Values Based Questions

Questions 7-11 are questions to understand the community's values and shared vision. A value is something that people really care about- traditions, interests, and stories that make Provo unique and special. These values guide a vision, a statement that can positively influence the culture, economy and development within Provo in response to change that will serve as a guidepost for the General Plan.

What words are important to be included in the vision statement for Provo?

THEMES	Public Workshop Responses		Online Respons	es	Combined Results		
	%	Count	%	Count	%	Count	
Community	26%	97	33%	102	29%	199	
Place Based	19%	73	18%	57	19%	130	
Natural Setting	8%	29	14%	42	10%	71	
Equity/ Diversity	26%	100	17%	54	22%	154	
Sustainable	14%	53	11%	35	13%	88	
Thriving	7%	26	6%	20	7%	46	
Educational	3%	11	5%	15	4%	26	
Totals	100%	378	100%	310	100%	688	

This question was an open comment question which received 97 responses at the Open House and 256 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment. Some comments are counted in multiple categories. Key Words with multiple mentions are noted below;

Themes - Words

- **Community:** Inclusive, Family, Welcoming, Children, Caring, Safe, Clean, Friendly, Values, Conservative, Traditional, Freedom, People, Togetherness, Wholesome
- Place-based: Walkable, Public Transit, Affordable, Sustainable growth, Public Space, Healthy, Accessible, Density complete, Planned, Livable, Navigable,
- Natural Setting: Beautiful, Environment, Mountains, Recreation, Nature, Open Space, Views, Preservation Conservation, Adventure
- **Equity Diversity: Empathy, Inclusion, Understanding,** Integrity, Inviting, Kindness, Love, Welcoming, Compassion, Cohesive
- Sustainable: Responsibility, Clean Air, Green, Balanced
- Thriving Economy: Progressive, Revitalization Vibrant, Arts, Music, Fun, active, charm, historic preservation, Opportunity, Entrepreneurial, Creative, **Business**
- **Educational:** Cultural, Inspiring, Academic, Innovative, Learning, Excellence



Key Understanding

Words that centered around family and community were overall the most important value for Provo. Words about place and equity also ranked highly. Words around the natural setting and sustainablity were of significant importance. A thriving economy and education and were of notable importance.

APPENDIX A QUESTIONS 8 & 9

What Image would you choose to send on a postcard?

Answer Options	Public Workshop Responses		Online Response	es	Combined Results		
	%	Count	%	Count	%	Count	
Downtown	29%	27	24%	96	25%	123	
River Trail	52%	48	40%	159	42%	207	
BYU	15%	14	16%	65	16%	79	
Provo West Fields	3%	3	12%	48	10%	51	
Riverwoods	0%	0	8%	31	6%	31	
Totals	100%	92	100%	399	100%	491	

"we love supporting independent businesses and restaurants.

"This is a great place to run, jog, hike and bike."

enjoy the value placed on education"

"Fantastic outdoor and recreational opportunities."

beautiful place to raise a family."

If you were to send this postcard to friends and family, what would you write about Provo?

THEMES	Public Workshop Responses		Online Responses		Combined Results		
	%	Count	%	Count	%	Count	
Family/ Community	14%	14	17%	56	16%	70	
Outdoor Recreation	25%	25	25%	85	25%	110	
Views/ Landscape	24%	24	23%	77	23%	101	
Education	9%	9	11%	36	10%	45	
Downtown	13%	13	14%	48	14%	61	
Other	16%	16	11%	37	12%	53	
Totals	100%	101	100%	339	100%	440	

This question was an open comment question which received 88 responses at the Open House and 313 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Key themes are noted below;

Key Themes

- Community- Family: Church, Culture, Values
- Outdoor Recreation: Trails, Bikable streets, Parks
- Natural Setting: Mountains, Valley, Views
- Eduction: BYU, Local schools, Library
- **Downtown:** Small businesses, Restaurants
- Other: Growing, Welcoming, Safe, Clean, History, Small Town Vibe

Key Understanding

What the community loves most about Provo is the access to outdoor recreation and the natural landscape. A family friendly community and vibrant downtown are also a notable reason to call Provo home.





What would you like to see in the future of Provo?

THEMES	Public Workshop Re- sponses		Online Respo	nses	Combined Results		
	%	Count	%	Count	%	Count	
Sustainabilty	26%	25			26%	25	
Transportation	40%	38			40%	38	
Housing Affordabilty	22%	21			22%	21	
Balanced Growth	5%	5			5%	5	
Mix of Uses	6%	6			6%	6	
Outdoor Recreation	26%	25			26%	25	
Other	13%	12			13%	12	
Totals	100%	95			100%	95	

This question was an open comment question which received 92 responses at the Open House and this question was omitted from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Sub-themes are noted below.

Sub Themes

- Sustainabilty
- Transportation: Smaller Roads, less congestion, public transit, complete streets
- Housing Affordablity:
- Balanced Growth: Balance of growth with transportation and open space, downtown development
- Mix of Uses:
- Outdoor Recreation: More trees, more trails, land conservation
- Other: Education, agriculture, safety

Key Understanding

This question mirrors trends and themes found in questions 7, 8, 11, and 20, indicating that a balanced approach to growth and development with consideration to transportation, housing, and open space being important to the community.



What do you believe is the biggest challenge for the Future of Provo?

THEMES		Public Workshop Responses		Online Responses		ed Results
	%	Count	%	Count	%	Count
Environmental Consumption	19%	44	7%	21	12%	65
Traffic/ Transportation	27%	62	21%	64	23%	126
Government/ Politics	17%	39	9%	27	12%	66
Housing Affordablity	17%	38	20%	63	19%	101
Growth/ Development	19%	44	44%	136	33%	180
Economic Diversity	7%	16	12%	37	10%	53
Environmental Protection	7%	16	17%	54	13%	70
Community Cohesion	19%	42	9%	29	13%	71
Quality of Life	2%	4	6%	18	4%	22
Other	7%	16	20%	61	14%	77
Totals	100%	227	100%	311	100%	538

This question was an open comment question which received 92 responses at the Open House and 366 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Sub-themes are noted below.

Sub Themes

- **Environmental Consumption:** Air quality, transportation related
- Traffic/Transportation: Parking concerns, Infrastructure cost, maintenance, east west connectivity
- **Government/ Politics:** Increased taxes, political views, government overreach
- Housing Affordablity: Increased cost of housing, homelessness, protecting neighborhoods from escalating development/home values, student housing impacting housing supply, rental regulations
- Growth/ Development: Managing a balance of growth (some comments for no growth- some for positive growth), greedy developers, increase of population, density of housing (some comments pro-density/mixed use some against density in neighborhoods)
- Economic Diversity: Economic resilience, protect and encourage small businesses, the Mall is struggling, leakage to Orem, cost of living
- Environmental Protection: Preserve special places, control growth in greenfields/suburban sprawl
- Community Cohesion: Tension with students and local residents, political-religious differences, long-time residents vs. newcomers, diversity, acceptance of 'outsiders', fear of change
- Quality of Life: Maintain Family Values, maintain neighborhood character, maintain small town feel, cultural and religious traditions
- Other: Education, safety, housing diversity, construction concerns, quality development, students, poverty, exclusivity, be visionary without being too progressive

Key Understanding

The general theme derived from this question is the future of Provo should accommodate growth and change with consideration to maintaining a quality of life that is in balance with environmental impacts, keeping housing affordable, and not over-stressing roadways.





Plan Element Questions

Questions 12-20 are general questions around different Plan Elements that will help to guide important issues or opportunities for the Plan to address. These include land use (Q12), economic development (Q13), transportation (Q14), housing (Q15), open space, parks + trails (Q16-Q17), heritage + cultural Resources (Q18), sustainabilty (Q19), and a question to understand which of all these is most important to prioritize (Q20).

Which of the following will support the future of Provo for your children or Grandchildren (Select up to 3)

CHOICES		Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
More Housing	17%	49	15%	163	16%	212	
More Places to Recreate	12%	34	15%	156	14%	190	
More Places to Shop	5%	13	9%	95	8%	108	
More Places to Work	12%	33	11%	115	11%	148	
More Educational Opportunities	7%	19	5%	52	5%	71	
More Transportation Options	16%	46	15%	155	15%	201	
More Environmental Protection	23%	65	20%	214	21%	279	
More Agriculture	6%	18	5%	51	5%	69	
Other:	2%	6	6%	62	5%	68	
Totals	100%	283	100%	1063	100%	1,346	

This question was a multiple choice question, selecting up to 3 choices, with an other option that could be placed in the chat box at the open house or types in online survey. The question received 98 responses at the Open House and 255 from the survey. The method for reviewing the 'Other' category was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Themes around other responses are noted below.

Other Responses Themes

- Housing Sizes/ Affordabilty: Fewer apartments, housing diversity, smaller single family lots, more large Homes, larger yards
- Recreation Amenities: More parks, green spaces, pickle ball courts
- Local Services: More grocery stores, improved schools, public safety
- Walkabilty: Sidewalks, use of crosswalks, parking in neighborhoods
- Sense of Community: Temples, liberty

Key Understanding

This question highlights that protecting the environment is of key importance for the future of Provo. Ranking closely together include housing, recreation, and transportation as key elements for the future. Off less concern is educational and retail opportunities.



Is there enough economic opportunity in Provo? If not, what is missing?

CHOICES	Public Wo	Public Workshop Responses		ponses	Combined	Combined Results		
	%	Count	%	Count	%	Count		
Yes	23%	34	42%	108	35%	142		
No	18%	26	35%	91	29%	117		
Maybe	3%	4	12%	31	9%	35		
Other:	56%	82	11%	27	27%	109		
Totals	100%	146	100%	257	100%	403		

This question was an open comment question which received 89 responses at the Open House and 255 from the survey. The method for reviewing was to read the comments and categorize based on a yes/no answer and identify the general theme of the comment. Themes around other responses are noted below.

Other Responses Themes

- Local Services: Grocery store in west Provo, local-neighborhood scale retail, no big box stores, restaurants and craft industries
- Jobs: Need for more offices, competitive wages, general employment opportunities, technology jobs, energy jobs
- Improved Retail: Improve existing mall, more local shopping options

Key Understanding

This question does not demonstrate a significant lean that economic opportunity is either thriving or suffering in Provo, suggesting room for growth. Comments indicate a desire to see an increase in higher -paying employment opportunities as well as more local retail and restaurants.





Provo's transportation planning should focus on the following priorities: (choose the 3 most important)

Answer Options	Public Work	Public Workshop Re- sponses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
Improving air quality	19%	57	19%	214	27%	271	
Reducing traffic congestion	14%	41	18%	201	24%	242	
Improving freeway connections	6%	17	8%	92	11%	109	
East-West mobility	12%	37	11%	124	16%	161	
Improve biking and walking experience	20%	61	16%	174	23%	235	
Public transit/ Alternative transportation	15%	46	13%	148	19%	194	
Improving commutes	3%	9	4%	43	5%	52	
Reducing speeds in neighborhoods	8%	24	7%	75	10%	99	
Other	3%	8	4%	40	5%	48	
Totals	71%	300	72%	1111	100%	1,018	

This question was a multiple choice question, selecting up to 3 choices, with an other options that could be placed in the chat box at the Open House or typed in the online survey. This question received 104 responses at the Open House and 310 from the survey. Themes around other responses are noted below.

Other Responses Themes

- Safety: Road widths, complete streets, semi-truck routes, traffic speeds in neighborhoods
- Traffic Flows: Roadway widths, signals and signage, islands
- Maintenance: Lighting on trails, road repair, impacts from construction, repainting lines
- Parking: Parking for the University in neighborhoods, more parking Downtown

Key Understanding

This question highlights that the community universally prioritizes improving air quality, reducing traffic congestion and improving walking and biking. Commuting times were of less concern. Comments suggested specific areas of concern, with a few notable mentions of concrete medians and bike lane widths.



In your opinion, what type of housing is most needed in Provo? (select up to 3)

Answer Options	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Large, Single-family homes	7%	18	10%	94	13%	112
Smaller, Single-family homes	26%	72	29%	280	41%	352
Apartments	10%	28	10%	100	15%	128
Townhomes/ Condominiums	18%	49	16%	155	24%	204
Senior Living- Assisted Living	6%	17	4%	41	7%	58
Student Housing	5%	15	6%	62	9%	77
Homeless Shelter	12%	33	9%	93	15%	126
Basement (Accessory Apartments)	13%	36	10%	100	16%	136
Other	2%	6	6%	54	7%	60
Totals	100%	274	100%	979	100%	854

This question was a multiple choice question, selecting up to 3 choices, with an other option that could be placed in the chat box at the Open House or typed in the online survey. This question received 102 responses at the Open House and 285 from the survey. Themes around other responses are noted below.

Other Responses Themes

- Affordability: Lower housing prices, smaller home sizes
- Increased Housing Mix: Diversity of housing in neighborhoods, mixed uses in neighborhoods
- ADU Regulations:
- Free Market Development:

Key Understanding

Smaller single family homes are the primary typology housing the community would like to see with townhomes and condominiums as a secondary typology. Comments imply these should be an affordable (attainable) home in mixed, diverse, neighborhoods. Comments also imply an opposing view for larger, single family homes with large yards at an affordable price point and driven by the private market. There also seems to be support for deregulating ADUs in neighborhoods.





I really like that Provo has...

Answer Options	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
A recreation center	24%	71	22%	286	27%	357
A golf course	3%	8	5%	65	6%	73
Peaks Ice Arena	4%	13	8%	101	9%	114
River trail system	30%	88	26%	336	32%	424
Parks systems	21%	62	22%	292	27%	354
Bikeable streets	13%	39	15%	198	18%	237
Other	4%	13	2%	32	3%	45
Totals	100%	294	100%	1310	100%	1,322

In terms of recreation, Provo needs...? (select up to 3)

Answer Options	Public Wo	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
More small parks in neighborhoods	17%	50	18%	184	18%	234	
A better community gathering space	6%	17	5%	56	6%	73	
Areas for community gardens	8%	25	8%	86	9%	111	
More ballfields and sporting areas	2%	5	4%	37	3%	42	
More connectivity between trails	15%	43	14%	142	14%	185	
More connectivity of bikeable streets	19%	55	12%	122	14%	177	
More areas to enjoy the lakefront	14%	40	17%	171	16%	211	
Preservation of open space	19%	56	19%	193	19%	249	
Other	1%	4	3%	35	3%	39	
Totals	100%	295	100%	1026	100%	1,282	

This question was a multiple choice question, selecting up to 3 choices, with an other option that could be placed in the chat box at the Open House or typed in the online survey. This question received 102 responses at the Open House and 262 from the survey. Themes around other responses are noted below.

Other Responses Themes

- Sidewalks & Trails: River trail, wider walks and trails, shoreline trail, regional trail connection, biking trails
- Maintenance: Sidewalk quality, clean lake
- Parks & Amenities Dog Parks, trailhead parking, tennis courts, pickleball courts

Key Understanding

Preservation of open spaces and increasing the number of small neighborhood parks received the most support, with the lakefront trail, bikable streets and trail connectivity receiving a lot of support as well. Ballfields and sporting areas are not a community priority.



What is important about Provo's history that we need to remember and preserve?

THEMES	Public Wor	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
Architecture/ Buildings	30%	47	19%	54	30%	101	
Pioneers	25%	39	18%	51	27%	90	
BYU	10%	15	8%	22	11%	37	
Native Culture	22%	35	6%	16	15%	51	
Downtown	13%	21	14%	39	18%	60	
Agriculture	10%	16	2%	6	6%	22	
Faith/Family	17%	27	8%	22	14%	49	
Nature	15%	23	6%	16	12%	39	
Other	15%	24	20%	57	24%	81	
Totals	100%	157	100%	283	100%	339	

This question was an open comment question which received 97 responses at the Open House and 246 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment. Some comments are counted in multiple categories. Sub-themes are noted below.

Sub Themes

• Architecture/ Buildings: Academy Square, library, courthouse, Fort Utah

Pioneers:

BYU: Education **Native Culture:**

Downtown: Center Street, store fronts

Agriculture: Orchards, farming

Faith/Family: Temples, values, culture

Nature: Bridal Veil Falls, scenic views, Provo River, Pioneer Park, North Park, Lake Utah

Other: City parks, historic neighborhoods, Freedom Festival, trolleys

Key Understanding

Architecture and pioneer history ranked as the higher priorities from the community with a ranging spread of support for downtown, native culture, nature and faith and family. BYU and agriculture are important considerations, but not ranked as highly.





Question 19: What does sustainability and smart growth mean to you?

THEMES	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Water Conservation	5%	16	5%	6	5%	22
Energy/ Air Quality	5%	19	12%	16	7%	35
Transportation	15%	52	26%	34	18%	86
Development/ Growth Patterns	44%	155	12%	16	35%	171
Preservation Environment	11%	37	12%	16	11%	53
Housing Affortdabilty	7%	25	4%	5	6%	30
Other	13%	47	29%	38	18%	85
Totals	100%	351	100%	131	100%	482

This question was an open comment question which received 87 responses at the Open House and 295 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Sub-themes are noted below.

Sub Themes

- Water Conservation: Reduction of water use
- Energy/Air Quality: Relationship between clean air and public transit, STEM industries, not overbuilding, waste reduction, renewable energy
- Transportation: Biking and walking infrastructure, reducing car use, appropriate roads to accommodate growth, public transportation
- Development/Growth Patterns: Mixed use, increased density, balanced growth, not building at the edge, planning for growth, growth with values - not financial gain, smart growth
- **Preservation/Environment:** More green spaces, land preservation of scenic areas
- Housing Affordabilty: A place for everyone, mixed use
- **Other:** Less apartments, free market growth, government intervention

Key Understanding

Architecture and pioneer history ranked as the higher priorities from the community with a ranging spread of support for downtown, native culture, nature, and faith and family. BYU and agriculture are important considerations but not ranked as highly.



Question 20: When the General Plan is completed, what are two things that should be in

COMMENT THEMES	Public Works	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
Transportation	24%	42	24%	89	24%	131	
Housing	15%	25	17%	62	16%	87	
Energy	10%	18	8%	29	9%	47	
Economy	15%	25	13%	49	14%	74	
Education	0%	0	3%	10	2%	10	
Open Space	16%	28	16%	61	16%	89	
Other	20%	34	19%	72	19%	106	
Totals	100%	172	100%	372	100%	544	

This question was an open comment question which received 88 responses at the Open House and 291 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Sub-themes are noted below.

Sub Themes

- Transportation: Safety, public transit, transportation alternatives, connected bike paths and trails, parking, connectivity, reduce congestion
- Housing: Preservation of neighborhoods, zoning regulations (including ADUs), affordabilty, mix of housing types, single family homes, less density, more density, rental regulation
- Sustainabilty: Clean air, transportation alternatives, stewardship
- Economy: Small businesses, Focus on downtown-City center, grocery stores, promote business, mix of uses, economic diversity, commercial, retail, jobs
- Education Libraries, access to good schools, BYU
- Environment: Preservation of open spaces, agricultural protection, community gardens, riverfront
- Other: Balanced growth, balanced budget, form-based code, commutations, university relations, less taxes,

Key Understanding

This question shows similar overall priorities of transportation, housing, economy and open space. When compared to Question 11, transportation ranks more highly than the others, as opposed to preservation of open space ranking more highly in question 11.



APPENDIX A



"Focus on building a vibrant, interconnected community with easy pedestrian access to all parts of the city."

- Community Comment Q20

Overall Findings & Next Steps

Vision & Values Findings

The top 12 words the community selected to be in their vision statement are:

- Sustainable
- Safe
- Family
- Inclusive
- Community
- Diverse
- Walkable
- Growth
- Density
- Welcome
- Equal
- Open Space

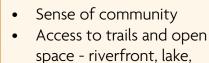
The general sense gathered from the community is that growth is both a concern and an opportunity. There is some division in the community on what density means in regards to preservation of neighborhood character and impacts to existing infrastructure. There is also division in the community between the choices of students and locals, long-time residents and newcomers. However, most agree that inclusivity and diversity are important values and that long-range planning can help to alleviate tensions around these issues.

Future growth needs to balance change and maintaining the quality of life and family values at the heart of the Provo Community. Access to open space, recreation, downtown vibrancy, the church, and connection to the past are important to this community culture.

APPENDIX ADRAFT SWOT ANALYSIS

The following Draft SWOT (Strengths, Weaknesses, Opportunities and Threats) is created from a review of community comments and survey responses. A SWOT is a tool often used in the preliminary stages of a planning process to guide strategic decision making. A SWOT can help to identify key issues to consider or strategic opportunities to explore in the next phases of the Planq

Strengths



mountains Family values

BYU

• Downtown - Center St.

 Historical assets- places, people and stories

• Bike friendly

Public transit

Existing agriculture

Airport

Existing neighborhoods

Weaknesses

• Air quality

 Parking Downtown and around Campus

• Existing mall struggling

Food access (West Provo)

 Division in the community (students/locals)(newcomers/ old timers)(faith and political)

 Housing affordabilty - Rental Supply

 Not enough high-paying jobs-Commuter culture

Loss of retail to Orem

Spatial constraints (where to grow?)

Opportunities

- Increased density to address environmental/traffic concerns
- Mix of housing types and increased supply
- Expand on existing trails/ parks network
- More mixed-use neighborhood amenities
- Preservation/celebration of historic places and open spaces

Threats

- Population growth
- Fear of change
- Loss of open space/ agriculture with development
- Increased environmental impacts from growth
- Stress to existing roads with increased vehicles
- Maintaining family values with influx of new/different people
- Concern for financial impacts to City/taxes





APPENDIX ANEXT STEPS

Draft Elements Findings

The following Plan Elements identify important issues or opportunities for the Plan to address in the next stage of the project.

Land Use

Land uses in the General Plan will provide a general recommendation for the future development of various land uses including the location of residential at different densities, retail and commercial nodes at a regional and local scale, and areas for increased office and/or industry.

Important considerations based on the community's comments will be to address locations for increased density and areas for preservation to address a growing demand for housing and also maintain the community culture for access to open space and family friendly communities.

Economic Development

The General Plan will address economic development as a key factor in retail and commercial growth areas, attracting potential employers to improve median incomes, which can have an impact on housing affordabilty and quality of life.

Economic growth is not noted as a significant concern from the community comments, nor is it highlighted as a great success. Indicators such as commute times, leakage, and low wages suggest a demand for local jobs. A number of comments suggest a grocery store in west Provo would be beneficial and there is opportunity for increase job centers in South Provo.

Transportation

The Transportation Element in the General Plan will be primarily guided by the 2019 Transportation Plan. However, the Plan will address improved multimodal connectivity and networks as it relates to community vision and values.

Housing

The Housing Element in the General Plan will primarily be driven by the findings of the 2019 Moderate Income

Housing Report. However, the Plan will address the need for encouraging a broad range of housing types to support a diversity of residents and promote housing affordabilty as it relates to community vision and values.

Open Space, Parks + Trails

The General Plan will address areas to preserve as open space and future opportunities for parks, trails, and recreation amenities to promote this core community value.

Open Space, views and preservation of agricultural lands, access to recreational facilities such as neighborhood parks, the River Trail and regional bike and trail networks are a important values for the Provo community.

Public Facilities and Services

With community growth comes increased use of local services. The General Plan will address the needs for improved maintenance of roads and parks, schools, and other public services.

Sustainabilty

A core value for the Provo community is Sustainability, but this can mean a lot of things to different people. To some it is about growth that is small, scaleable and neighborhood friendly. To others it involves transportation alternatives- and to others it is a reduction of energy consumption or use of alternative fuels.

For the General Plan to adequately address these issues, sustainabilty may be better served as a guiding principal and incorporated within multiple Plan Element chapters.

Heritage + Cultural Resources

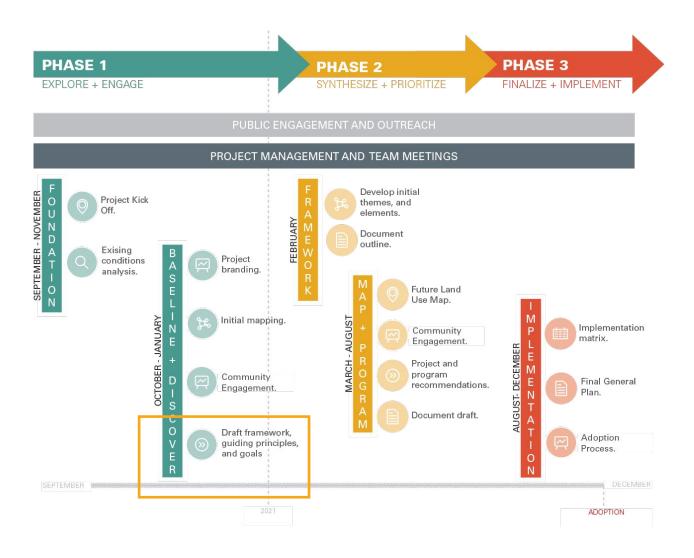
Celebrating Provo's history and heritage is central to maintaining a sense of an authentic community. The stories of the people should be celebrated. Special natural places and agricultural locations should be preserved. Historical buildings and temples should be restored/protected as part of the foundation of the City.



Next Steps as of February 2021

The next steps will be to review the findings of this first phase of input with local working groups and gathered feedback around the issues and opportunities identified for the refinement of the Plan Elements.

The outcomes of these working group discussions will be a draft framework, guiding principles and goals for the Plan.







"Keep Provo a place you want to live and love"

-Online Survey Comment. Q156

Introduction

Provo is consistently one of the fastest growing cities in Utah, which brings growth and change to the community. Yet, the existing General Plan is outdated, cumbersome to use and does not reflect the current needs and desires of the community. Without a guiding document, the City is challenged to support economic development and the quality of life that help guide future land use and investment decisions for the next 20 years.

To guide growth, the City needs a plan that is clear and user-friendly, but also provides a framework for how to address future goals and priorities. The General Plan must also address elements such as land use, economic development, moderate-income housing, multimodal mobility and transportation, integrated parks, trails, and open space, and the community's history and culture. By working closely with the community, this update will align the new General Plan in today's reality with aspirations for the future.

A General Plan is a State requirement to serve the City as a long-range tool for planning, legislation, and financing. It is a strategic guidebook for citywide policy, decisions and priorities to serves as a reflection of the community's goals and inspires a vision for how Provo might grow.

Purpose

The Provo General Plan Virtual Community Meeting took place on March 31 2021 from 4:30-5:30 pm and 6:00-7:00pm. 77 total community members attended the virtual meetings. Following the meeting, recordings were posted to the website. In addition, an online survey was shared on the website, the City's Facebook Page and in email blasts to community stakeholders and meeting participants. 947 people responded to the online survey, 56 views of the presentation on youTube, and 2584 visits to the website

The purpose of this document is to share community comments from the second round of engagement in a clear and concise way to inform next steps in the General Plan process.

APPENDIX A

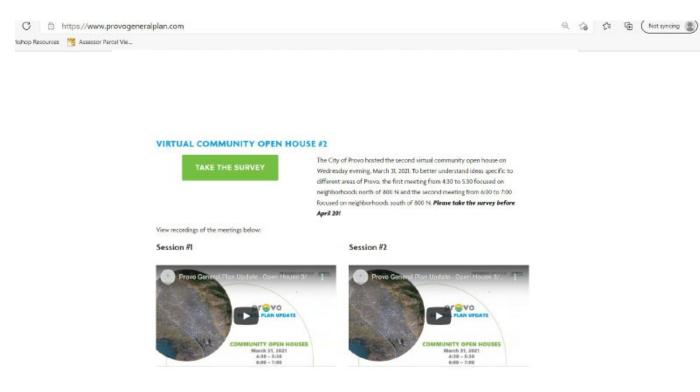


Figure 5: Project Website

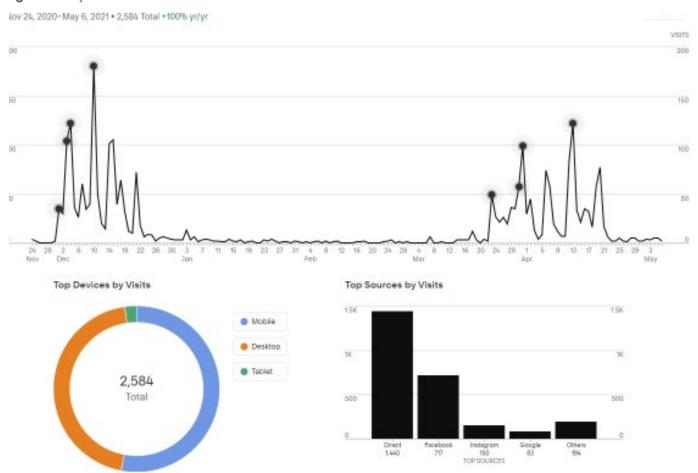


Figure 6: Website Analytic





Demographic Questions

The following demographic questions help to understand the origin of the comments which can organize data and identify trends or gaps in the information received.

How old are you?

Answer Options	Online Responses			
	%	Count		
21 or Younger	7.4%	70		
21-39	51.5%	485		
40-55	20.7%	195		
55-69	13.9%	131		
70+	6.4%	60		
Totals	100%	941		



This survey question was multiple choice select-1. This question was omitted from the Community Open Houses. There were 941 response to this question from the Online Survey

Key Understanding

The 21-39 age group represents 53.5% of the total community and 51.5% of the survey respondents, the 40-55 age group represents only 10% of the total community and 20.7% of the survey, and 55-69 represents 8% of the total community and 13.9% of the survey. Overall, survey responses are well aligned with the makeup of the community.

I am a...

Answer Options	Online Responses			
	%	Count		
Male	35.71%	335		
Female	62.58%	587		
Non-binary	0.43%	4		
Prefer not to answer	1.28%	12		
Totals	100%	938		

This survey question was multiple choice select-1. This question was omitted from the Community Open Houses. There were 938 response to this question from the Online Survey.

Key Understanding

The respondents to this survey are about 35% male and 62% female, which corresponds slightly to the existing demographic, which is about 49.7% male and 50.3% female. This survey has a slight increase in female respondents from the previous survey.



How long have you lived in Provo?

Answer Options	Online R	esponses
	%	Count
Less than 1 year	4.13%	39
1 to 3 years	12.18%	115
3 to 5 years	14.62%	138
5 to 10 years	16.84%	159
10 to 20 years	19.60%	185
20 years or more	29.13%	275
I do not live in Provo	3.50%	33
Totals	100%	944

This survey question was multiple choice select-1. This question was omitted from the Community Open Houses. There were 944 response to this question from the Online Survey

Key Understanding

Most of the survey respondents have lived in Provo for over 5 years, with only 30.9% having lived in Provo less than 5 years. And nearly 30%, of respondents have lived in Provo for more than 20 years. This survey has an increase in responses from people who are newer residents of Provo.

I am currently...

Answer Options	Online Responses		
	%	Count	
Employed Full-time	23.78%	367	
Employed Part-time	13.22%	204	
Self-employed	5.31%	82	
Caregiver/Homemaker	11.08%	171	
Un-employed and looking for work	1.30%	20	
Student	14.26%	220	
Retired	6.93%	107	
Renter	6.93%	107	
Homeowner	17.17%	265	
Totals	100%	1543	

This question was a multiple choice- select all that apply. This question was omitted from the Community Open Houses.

Key Understanding

The data shows that 23.78% of the participates worked full time and 14.26% were students. It also shows that 17.17% of homeowners participated in the survey. Similar to the previous survey, the numerical values (total respondents to total value) may not have selected homeowner/renter consistantly enough to be considered valid data anlysis.





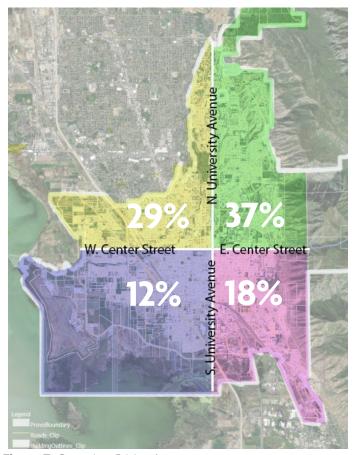


Figure 7: Question 5 Map Image

What part of town do you live in?

Answer Options	Online Resp		
	%	Count	
North West	29.04%	275	
South West	11.72%	111	
North East	37.17%	352	
South East	17.95%	170	
l do not live in Provo	4.12%	39	
Totals	100%	947	

This question was a multiple choice- select one. This question was omitted from the Community Open Houses. There were 947 responses to the online survey.

Key Understanding

North East Provo and North West Provo had the highest turn out with 66.2% participated in the questionnaire. While most of the survey respondents were from North Provo, this survey has an increase in participation from South Provo from the previous survey(from 25% to 34%), most notably in South East Provo (from 12% to 18%).

APPENDIX A SELECTED GENERAL COMMENTS



"Promoting small businesses is so important"



"Promote Diverse underserved arts and culture"



"Increasing bikeability options in Provo"



"Plan public transporation around new development"



"Better thematic zoning by area: suburban, mixed, high-density"



"15 minute walkable complete neighborhoods"

VALUES WORDS FROM SURVEY #1

Sustainable | Safe | Family | Inclusive | Community | Diverse | Walkable | Growth | Density | Welcome | Equal | Open Space

Community	Place-based	Natural	Equity	Sustainability	Economy	Education
Words	Words	Words	Words	Words	Words	Words
Inclusive Welcoming Children Caring Safe Clean Friendly Values Conservative Traditional Freedom People Togetherness Wholesome	Walkable Public Transit Affordable Sustainable Growth Public Space Healthy Accessible Density Complete Planned Livable Navigable	Beautiful Environment Mountains Recreation Nature Open Space Views Preservation Conservation Adventure	Diversity Empathy Inclusion Understanding Integrity Inviting Kindness Love Welcoming Compassion Cohesive	Responsibility Clean Air Green Balanced	Thriving Progressive Revitalization Vibrant Arts Music Fun Active Charm Historic Opportunity Entrepreneurial Creative Business	Cultural Inspiring Academic Innovative Learning Excellence

APPENDIX AVISION STATEMENT

VIsion Statement

A vision is a statement from the community that can positively influence the culture, economy and development in response to change. The following priorities have been identified via community feedback from Community Workshops, Public Surveys, Focus Groups, Working Group Meeting and from review of previous and current planning documents. The following questions will be used to identify priorities to craft a vision statement for the General Plan.

Answer Choices	Public V Respons	Vorkshop ses	Online Re	Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
A welcoming home	4.06%	5	6.67%	179	6.55%	184	
A high quality of life	11.38%	14	13.76%	369	13.65%	383	
Walkable and bikeable neighborhood	21.96%	27	14.84%	398	15.15%	425	
Access to nature and open space	26.82%	33	23.01%	617	23.17%	650	
Historic Legacy	3.25%	4	3.58%	96	3.56%	100	
Local arts and culture	8.13%	10	9.10%	244	9.05%	254	
University town	8.13%	10	11.63%	312	11.48%	322	
Ample employment opportunities	4.06%	5	4.66%	125	4.63%	130	
A thriving downtown	10.56%	13	8.76%	235	8.84%	248	
Regionally Competitive	1.62%	2	1.94%	52	1.92%	54	
Other	0	0	2.05%	55	1.96%	55	
Totals	100%	123	100%	2682	100%	2805	

This question was a (select top 3) question with 123 responses from the Open House and 2682 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories. Key words with multiple mentions are noted below;

Themes - Identified

- Housing (Affordable, Welcoming community, Diverse housing types)
- Development(Intentional growth, Historic preservation)
- Environment (Reduce light pollution, enhance and restore Utah Lake, Recycle)
- Open Space (Preservation, improve pedestrian infrastructure and connectivity)
- Culture (Connecting to Native American History, Increase arts participation opportunities)
- Economy(Economic development, Increase commercial opportunities thoughout the city)
- Fiscal (Re-invest in areas, Create an environment to attract businesses)
- Mobility (Protected bike lanes, running trails, promoting multi-modal transit)
- Sustainability (Priortize public transit routes)
- Public (Expand infrastructure, improve access to all public facilities)
- Leadership (Diversity in leaderships)

APPENDIX A VISION STATEMENT

Which of the following will make Provo a greater place to live in 2040?

Answer Choices	Public W Respons	orkshop es	Online Responses		Combined	Combined Results	
	%	Count	%	Count	%	Count	
Abundant Open Space and recreation opportunities	27.13%	35	19.02%	510	19.38%	545	
Increased health and safety	3.10%	4	8.02%	215	7.79%	219	
A mix of housing choices	7.75%	10	8.43%	226	8.39%	236	
Multimodal Transportation Options	20.93%	27	9.66%	259	10.17%	286	
Diversity and inclusivity	4.65%	6	10.37%	278	10.10%	284	
Increased economic opportunity	4.65%	6	8.61%	231	8.43%	237	
A center of arts and culture	7.75%	10	8.24%	221	8.21%	231	
Housing affordability	8.52%	11	14.58%	391	14.30%	402	
A regional employment center	1.55	2	2.76%	74	2.70%	76	
A leader in sustainable practices	13.95	18	8.28%	222	8.54%	240	
Other	0	0	2.05%	55	1.95%	55	
Totals	100%	129	100%	2682	100%	2811	

This question was a (select top 3) question with 129 responses from the Open House and 2682 from the survey. The method for reviewing was to read the comments and categorize based on the general theme of the comment, some comments are counted in multiple categories.

Key Understanding

What the community loves most about Provo is the access to outdoor recreation and the natural landscape. A city with Multi-modal transportation options and a place that is increase and diverse for residents.







We have identified six key themes from what we have learned from the Provo Community in Survey #1, Focus Groups, Workign Groups and review of previous documents. These themes are what people care about for the future based on the traditions, interests, and stories that make Provo special. These are an expression of all individuals and defines the heart and soul of Provo. The following are the 6 key themes shared in this survey.



"A Sustainable Provo: Growth will promote and preserve what makes Provo special"

What we heard...

- A friendly community and a vibrant downtown are part of what people love about Provo.
- Provo has a higher vacancy rate and a high number of rental properties- typical to university towns.
- Over the past decade, Provo has grown by 5.8%. Growth projections by the Mountainland Council of Governments indicate that the City will need to add 12,166 housing units by 2040 or 1,010 units per year.
- 41% of survey respondents would like to see additional single-family homes and 24% would like to see townhomes/ condominiums.



"Promote Stewardship of Outdoors: We are all responsible for the future of our recreational and natural assets"

What we heard...

- Access to outdoor recreation and nature are important values for Provo.
- The River trail and Riverfront present opportunities to enhance the recreational assets in the community.
- The preservation of open spaces should be prioritized as the city continues to grow.
- Recreation is an economic asset to attract more businesses and people to Provo.



"A Welcoming Community: Provo is united around an authentic past and an inclusive future"

What we heard...

- According to projections from the Mountainland Association of Governments (MAG), Provo's population will increase by 33.3% over the next 20, reaching 155,397 persons by 2040.
- Provo should strive to be a welcoming and inclusive community to new residents and visitors.
- Celebrate and preserve the City's pioneer history and historical architectural assets.
- Adaptive reuse should be used to protect historic buildings in Provo.

APPENDIX A



"Livable Provo: A resilient and viable economy in Provo"

What we heard...

- Provo's Median Household Income (MHI) is currently \$53,864, slightly below that of both the **County and State.**
- The largest industry by employment in 2019 was education and health care services followed by professional management/administration, and retail trade.
- A desire for more mixed-use development and a mix of housing types in walkable neighborhoods.



"Connected and Safe: Street and Trail networks connect, walkers, bicyclist and drivers of all ages"

What we heard...

- 24% of Survey Respondents would like to see Transportation addressed in the General Plan.
- Air quality, reducing traffic and improving walking and biking are important.
- A desire for improved biking and pedestrian facilities, such as protected bike lanes and crosswalks.
- The bike and transit networks are strong but gaps exist that need to be filled.



"A City that Works for You: Utilize City resources to promote a high quality of life"

What we heard...

- Provo should strive to be a regional leader in sustainability.
- Responsive economic development that attracts outside business while fostering local businesses and start-ups
- Provo should strive to create an environment and polices that allow for creative solutions towards sustainability and other issues to be attempted. Pilot projects to test ideas and concepts should be utilized.





The following questions were asked to understand the communities support on the key themes, which will become the guiding structure for the General Plan. Questions were asked at both workshops and online.





CHOICES	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Yes	80.5%	62	67.04%	545	68.2%	607
No	19.5%	15	25.22%	205	24.7%	220
Other	0	0	7.75%	63	7.1%	63
Totals	100%	77	100%	813	100%	890

Themes around the 'others' include: Mixed use and Residential and Walkable Density, Housing Affordability, ADUS/ Air BnB, Historic Preservation



Do you agree with this statement to guide future goals for Provo? " Promote Stewardship of the Outdoors: We are all responsible for the future of our recreation and natural resources."

CHOICES	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Yes	96.1%	74	95.08%	773	94.9%	847
No	3.9%	3	3.08%	25	3.1%	28
Other	0	0	1.85%	15	2%	18
Totals	100%	77	100%	813	100%	893

Themes around the 'others' include: Activate River and Lake Utah/ River Recreation, Safety on Trails and Parks, "Activate" the Riverfront confusing- Concern for keeping the lake 'Wild'



Do you agree with this statement to guide future goals for Provo? "Welcoming Community: Provo community is united around an authentic past and inclusive future"

CHOICES	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Yes	78%	60	78.55%	608	78.5%	668
No	22%	17	14.47%	112	15.2%	129
Other	0	0	6.98%	54	6.3%	54
Totals	100%	77	100%	774	100%	851

Themes around the 'others' include: More co-working/remote working, Support Tech and **Entrepreneurs, Childcare Options**







CHOICES	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Yes	93.1%	67	87.77%	653	88.2%	720
No	6.9%	5	8.06%	60	8%	65
Other	0	0	4.17%	31	3.8%	31
Totals	100%	72	100%	774	100%	816

Themes around the 'others' include: Support outside downtown, Long term-proactive thinking, no incentives to large businesses

Do you agree with this statement to guide future goals for Provo? "Connected and Safe: Street and Trails networks connected walkers, bicyclists and



CHOICES		Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count	
Yes	93.8%	76	90.05%	670	90.4%	746	
No	6.2%	5	6.99%	52	6.9%	57	
Other	0%	0	2.96%	22	2.7%	22	
Totals	100%	81	100%	744	100%	825	

Themes around the 'others' include: Increase Walkability and Sidewalks, East to West Connectivity, more bike routes/Protected Bike Lanes



Do you agree with this statement to guide future goals for Provo? "City that Works for You: Utilize City resources to promote a high quality

CHOICES	Public Workshop Responses		Online Responses		Combined Results	
	%	Count	%	Count	%	Count
Yes	71.1%	54	87.53%	639	86%	693
No	28.9%	22	7.67%	56	9.7%	78
Other	0%	0	4.79%	35	4.3%	35
Totals	100%	76	100%	730	100%	806

Themes around the 'others' include: Focus on Schools, Incentives for development in underserved communities, more access to existing facilities.

Key Understanding

Most themes were well received by the public with 85% approval. However, Sustainable Provo received the lowest approval rating at 68%, followed by a Welcoming Community with 78.5%. In general, Open house participant's votes aligned with those of the community survey.





Goals are aspirational statements for the future to make the areas of focus (core elemetns of the General Plan) more accessible. Strategies are plans, programs, policies and projects what will help to achieve the goals.

"A Sustainable Provo"

Heritage and Cultural Resources

- Celebrate the historic downtown
- Connect to the University community
- Celebrate local arts and culture
- Connect to regional history
- Programming side of things...Community Events.../Arts and culture (theater..)

Development Goals

- Small scale, infill development
- Sustainable Development (i.e. energy efficient, LEED accredited)
- Consistent neighborhood pattern and scale
- Mixed-use development



"Promote Stewardship of **Outdoors**"

Environmental Sustainability Goals

- Enhance/restore Provo River and other water-
- Promote environmental stewardship
- Establish building practices to promote energy efficiency
- Conserve open spaces and scenic areas

Outdoors, Open Space and Recreation Goals

- Activate Utah Lake Lakefront
- Increase active and passive recreation opportunities
- Improve walking connections to parks, trails, and open space
- Improve biking connections to parks, trails, and open space
- Activate the Provo Riverfront



"A Welcoming Community"

Social Equity Goals

- Equitable access to services
- Housing is available for all income levels
- An Equity, Diversity and Inclusivity committee or strategy
- Equitable access to open space
- Employment opportunities for all residents
- Equitable access to transportation

Housing Goals (Median Income Housing Element)

- Different types of housing
- Zoning changes to promote infill and
- A mix of homes sizes and price points
- More residential development in downtown

APPENDIX A



"Livable Provo"

Economy and Employment Goals

- A range of employers by industry
- Attracting outside employers to Provo
- Increasing commercial and industrial space
- Growing the local small business and startup community
- Attracting technology related business

Local and Regional Leadership Goals

- Regulatory frameworks that are simple, accessible, and fair
- Promote regional collaboration around sustainability
- Transparency with City policies and decisions



"Connected and Safe"

Transportation and Mobilty Goals

- Roadways designed to control traffic speeds
- Connected corridors (ie: East-West Mobility)
- Connect existing bike and pedestrian networks
- Increased operations for public transit
- Protected bicycle and pedestrian facilities
- Electrify city-owned fleet vehicles

Transportation and Sustainabilty

- Reduce auto dependency to improve air quality
- Develop a robust system of local and regional transportation alternatives
- Increase public charging stations for electric vehicles
- Balance parking demands



"A City that Works for You"

Public Services and Facilities Goals

- Equitable access to all public facilities and services
- Innovative approaches to energy efficiency policies
- Best practices in water reduction
- Fiscally sustainable city budgeting and service plan-
- Expansion of public facilities to underserved parts of the City

Fiscal Sustainability Goals

- Innovative approaches to promote local **Business**
- Strategic Investments to attract new businesses
- Policies and practices to support a thriving Downtown
- Diversification of Provo, andtax base and revenue streams

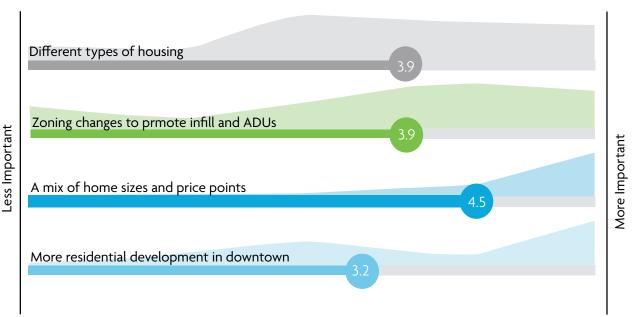


APPENDIX AA SUSTAINABLE PROVO



Which of the following is most important to you regarding Housing?

Goals around housing explore ideas around and scale and development patterns in the community for future construction. This question was asked at both the Community Open Houses and the Online Survey.



CHOICES	Online Survey Responses		
	Mean	Count	
Different types of housing	30.12	764	
Zoning changes to promote infill and ADUs	25.04	633	
A mix of homes sizes and price points	34.85	780	
More residential development in downtown	23.64	746	
Other Ideas to share	35.48	141	
Totals	149.13	3064	

Community Survey

This question was a ranking question (not at all important, slightly important, very important, and extremely important question) with an option to share ideas and received 780 responses from the online survey. Data shows a mix of home sizes are prices were most important to residents while Different types of housing and Zoning changes to promote infill and ADUs tied. The method for reviewing additional comments was to read the comments and categorize them based on the general themes. Themes around the 'share your ideas' include:

- Smaller/Studio scale Apartments
- Mixed use and Residential and Walkable Density
- Student Housing and Rental Regulations
- Housing Affordability
- ADUS/Air Bnb

- Homeless Housing Options/Senior Housing Options
- Historic Preservation
- Mix of density in local neighborhoods/Single family with smaller yards







Open House 1 + 2 Combined

This question was a ranking question (not at all important, slightly important, very important, and extremely important) with a total of 77 responses from the open houses combined. Data shows 'a mix of home sizes and prices' were most important to residents while 'Different types of housing' and 'More residential development in downtown' tied.

Key Understanding

Finding from these questions shows that a mixture of home sizes and price points, sustainable development, and mixed-use development are most important to survey participants. These recommendations could dictate future growth and development in key areas of Provo.

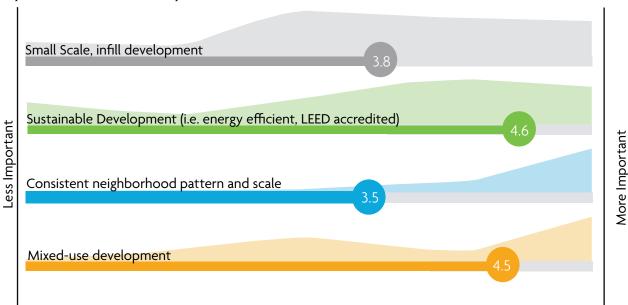






Which of the following is most important to you regarding Development Patterns?

Goals around development patterns explore ideas around and scale and development patterns. This question was only asked in the Online Survey.



CHOICES	Online Survey Responses		
	Mean	Count	
Small scale, infill development	25.26	669	
Sustainable Development (i.e. energy efficient, LEED accredited)	32.98	720	
Consistent neighborhood pattern and scale	25.07	709	
Mixed-use development	31.7	699	
Other Ideas to share	22.14	122	
Totals	137.15	2919	

Community Survey

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (813 responses). Data shows Sustainable Development (i.e energy-efficient, LEED accredited, and Mixed-use development were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Neighborhood Access to Stores/Commercial and Retail Development/ Mixed Use
- Walkable Neighborhoods/ Infill
- Small Town Feel
- Preservation of Open Space and Agricultural Land
- More Compact Commercial Properties
- Property Rights

APPENDIX A

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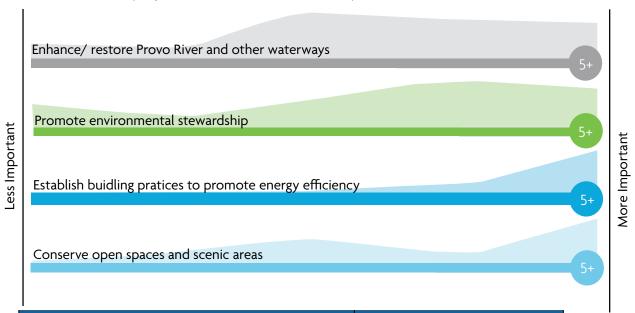


APPENDIX APROMOTE STEWARDSHIP



Which of the following most important to you regarding Environmental Sustainability?

Goals around the environment and open space in the community for future conservation. This question was asked at both the Community Open Houses and the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
Enhance/restore Provo River and other waterways	38.55	721
Promote environmental stewardship	37.64	709
Established building practices to promote energy efficiency	36.47	712
Conserve open spaces and scenic areas	45.4	699
Other Ideas to share	28.57	97
Totals	186.63	2938

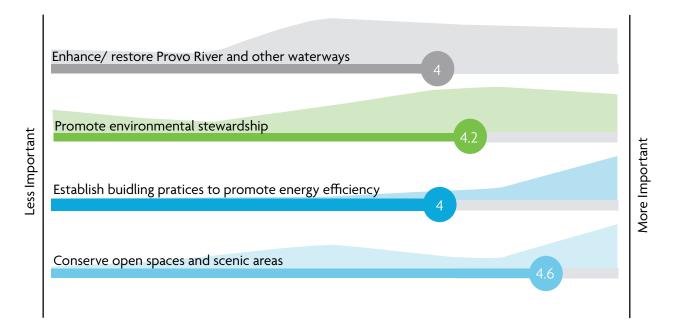
Community Survey

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (813 responses). Data shows that all categories ranked equally as most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Provo River Restoration
- Invesntment/Restoration to Utah Lake
- Water Conservation Practices and Landscape
- Policies around Recycling and Plastic Use/Sustainability Tax
- Preservation of Open Space and Agricultural Land
- Light Pollution
- Transportation Alternatives

APPENDIX A





Open House 1 + 2 Combined

This question was a ranking question (not at all important, slightly important, very important, and extremely important) with a total of 77 responses from the open houses combined. Data shows 'conserve open spaces and scenic areas' were most important to residents while 'promote environmental stewardship ranked second.

Key Understanding

Preservation of open space remains one of the most critical core themes values to the survey participants. Keeping and expanding outdoor opportunities for residents will continue to improve the overall quality of life in the city of Provo.

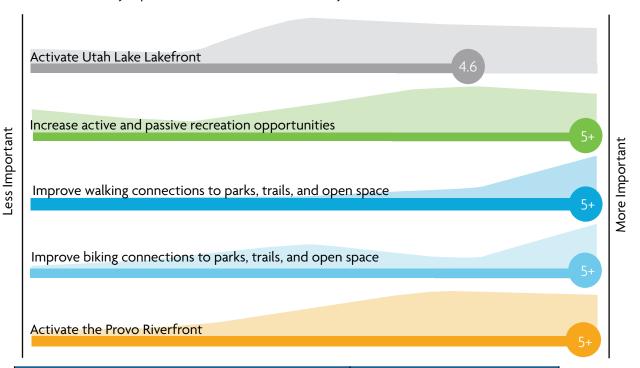


APPENDIX A PROMOTE STEWARDSHIP



Which of the following is most important to you regarding Open Space, **Recreation + Trails?**

Goals around the improvement of pedestrian connections and site activation were asked. This question was asked at both the Community Open Houses and the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
Activate Utah Lake Lakefront	31.25	701
Increase active and passive recreation opportunities	35.19	695
Improve walking connections to parks, trails, and open space	38.55	725
Improving biking connections to parks, trails, and open space	38.36	701
Activate the Provo Riverfront	34.85	673
Other Ideas to share	30.87	76
Totals	209.07	3571

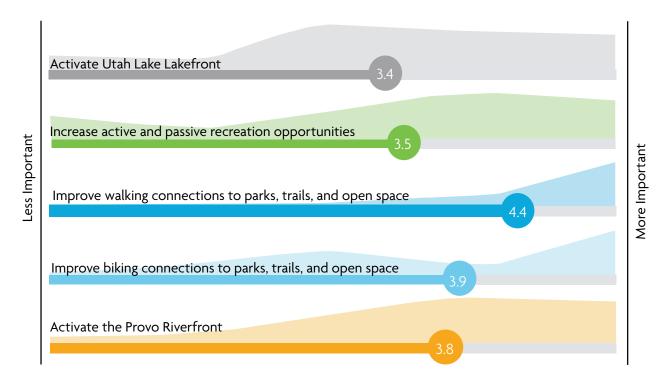
Community Survey

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (813 responses). Data shows that 4 or the 5 catergories were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Bikeable/Walkable Greenways
- Activate River and Lake Utah/River Recreation
- Safety on Trails and Parks
- More Small neighborhood Parks
- "Activate" the Riverfront confusing- Concern for keeping the Lake 'Wild'
- Increased Activities like Concerts and Movies
- Increased open space amenities such as benches, walks, lighting.

APPENDIX A





Open House 1 + 2 Combined

This question was a ranking question (not at all important, slightly important, very important, and extremely important) with a total of 77 responses from the open houses combined. Data shows 'improve walking connections to parks, trails, and open space' were most important to residents while 'improving biking connections to parks, trails, and open space' and 'activate the provo riverfront' followed.

Key Understanding

This question highlights that protecting the environment is of importance for the future of Provo. Each category ranked closely together in environmental sustainability, heritage and cultural resources, and open space, recreation + trails as key elements for the future.

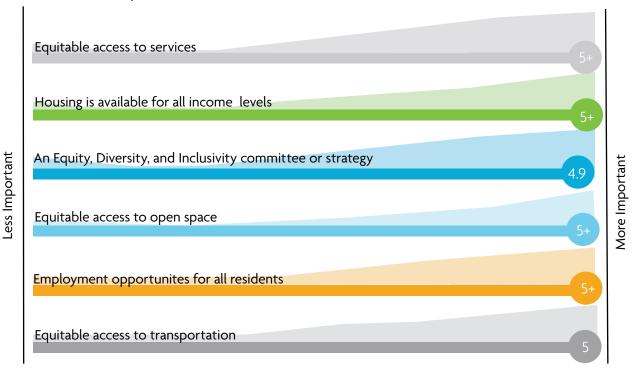


APPENDIX A WELCOMING COMMUNITY



Which of the following is most important to you regarding Social Equity?

Goals around equitable access and inclusivity were asked. This question was asked at both the Community Open Houses and the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
Equitable access to services	37.50	731
Housing is available for all income levels	38.14	723
An Equity, Diversity and Inclusivity committee or strategy	39.30	749
Equitable access to open space	33.20	701
Employment opportunities for all residents	41.86	714
Equitable access to transportation	37.82	720
Other Ideas to share	32.00	50
Totals	259.82	4388

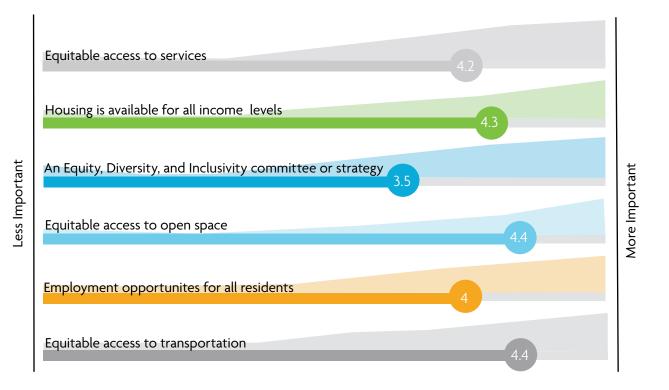
Community Survey

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (774 responses). Data shows that all categories were extremely important. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Policies around Recycling and Plastic Use/Sustainability Tax
- Invest in alternative transportation
- Water Conservation Practices and Landscape
- Invest in Utah Lake/Lakefront Plan

APPENDIX AWELCOMING COMMUNITY





Open House 1 + 2 Combined

This question was a ranking question (not at all important, slightly important, very important, and extremely important) with a total of 79 responses from the open houses combined. Data shows 'equitable access to open space' and equitable access to transportation tied for most important to residents while 'housing is available for all income levels' came in a close second.

Key Understanding

This question highlights the importance of equity and inclusion for the future of Provo. Each category ranked closely together equitable access to open space, and equitable access to transportation.

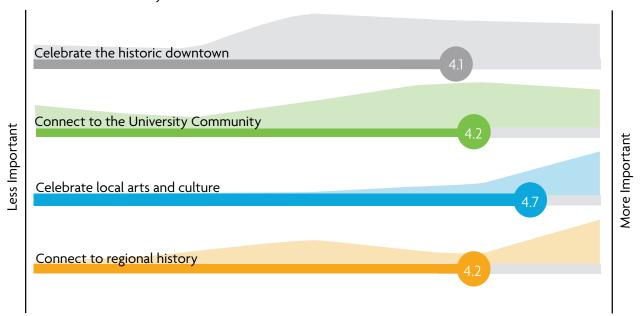






Which of the following is most important to you regarding Heritage and Cultural Resources

Goals with ideas around connecting to Provo's heritage and the university community. This question was only asked in the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
Celebrate the historic downtown	29.81	724
Connect to the University Community	29.61	709
Celebrate local arts and culture	34.58	735
Connect to regional history	29.4	706
Other Ideas to share	31.48	54
Totals	154.88	2928

Community Survey

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (774 responses). Data shows Celebrate local arts and culture were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

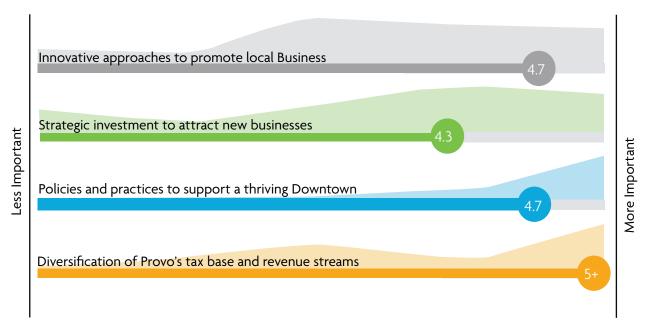
- Celebrate Native Heritage/Minorities
- More Music, Dance and Arts Events
- Farmers Market
- Inclusion and Storytelling Events
- Improve/ Preserve Downtown Provo





Which of the following is most important to you around FIscal Sustainability?

Goals that include innovative approaches to bring businesses to Provo. This question was only asked in the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
Innovative approaches to promote local Business	32.67	695
Strategic investment to attract new businesses	28.84	665
Policies and practices to support a thriving Downtown	32.91	698
Diversification of Provo's tax base and revenue streams	36.37	658
Other Ides to share	34.54	46
Totals	165.31	2762

Community Survey

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (813 responses). Data shows Diversification of Provo's tax base and revenue streams were most important to the survey participants. Themes around the 'share your ideas' include:

- Support outside downtown
- · Long term- proactive thinkig
- No incentives to large businesses

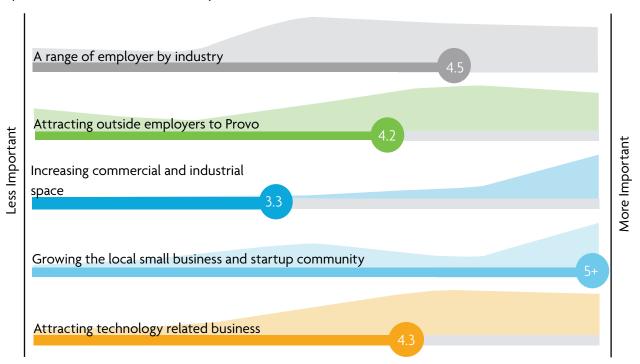






Which of the following is most important to you around Economy and Employment?

Goals around growing and attracting businesses to Provo were asked. This question was asked at both the Community Open Houses and the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
A range of employer by industry	31.23	698
Attracting outside employers to Provo	28.97	697
Increasing commercial and industrial space	21.91	660
Growing the local small business and startup community	37.04	712
Attracting technology related business	29.46	693
Other Ideas to share	26.79	70
Totals	175.4	3530

Community Survey

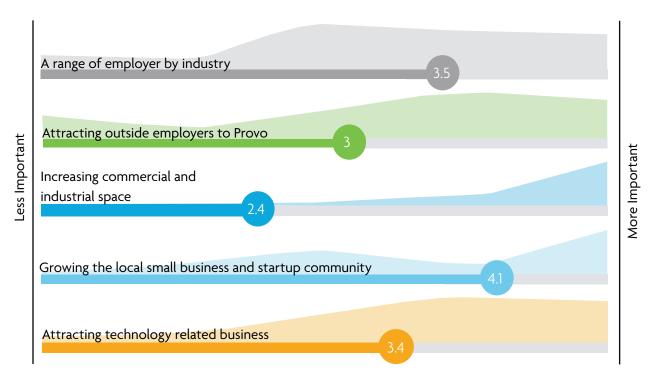
This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (744 responses). Data shows Growing the local small buisness and startup community were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Grocery Stores in Southeast Provo
- More co-working/remote working
- Protect small business and agriculture
- Childcare Options

- Support Tech and Entrepreurers
- More Commercial Development- Not focus on Industrial
- Retain Students







Open House 1 + 2 Combined

This question was a ranking question (not at all important, slightly important, very important, and extremely important) with a total of 72 responses from the open houses combined. Data shows 'growing the local small business and startup community' were most important to residents while 'a range of employer by industry' followed.

Key Understanding

This question highlighted the desire to Grow local and small businesses and startups in Provo. However, survey participants were not as receptive to increase commercial and industrial space. These findings can create innovative ways to continue to attract future employers and startups to the area.



APPENDIX A CONNECTED AND SAFE



Which of the following is most important to you regarding Transportation and **Mobility?**

Goals around enhancing multi-modal transportation and roadway improvement in Provo were asked. This question was asked at both the Community Open Houses and the Online Survey.



This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (744 responses). Data shows 'protected bicycle and pedestrian facilities' were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

25.41

27.38

217.28

638

91 4207

- More Bike Routes/ Protected Bike Lanes
- More Street trees
- Increase Public Transit
- Increase Walkability and Sidewalks

Electrify city-owned fleet vehicles

Other Ideas to share.....

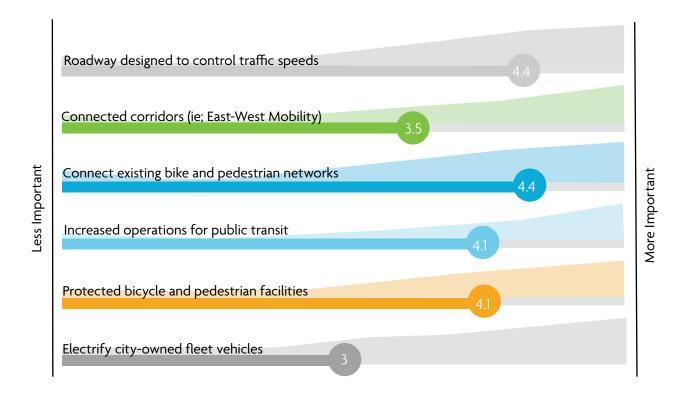
Totals

- East to west connectivity
- Roundabouts

Less Important

APPENDIX A CONNECTED AND SAFF





Open House 1 + 2 Combined

This question was a ranking questiont (not at all important, slightly important, very important, and extremely important) with a total of 81 responses from the open houses combined. Data shows 'roadway designed to control traffic speeds' 'connect existing bike and pedestrian network' were tied most important to residents while 'increased operation for public transit' and 'protected bicycle and pedestrian facilities' tied for the next categories of importance.

Key Understanding

As Provo continues to grow, high priorities of sustainable and multi-modal transportation are identified from the survey results. Parking is highlighted as a top concern of the citizens of Provo.

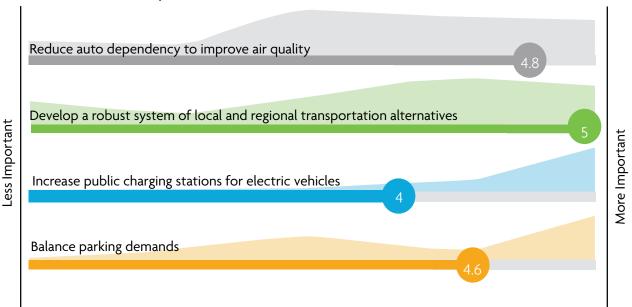






Which of the following is most important you around Transportation and Sustainability?

Goals included a reduction in carbon footprints and alternative regional transportation to Provo. This question was only asked in the Online Survey.



CHOICES	Online Survey Responses	
	Mean	Count
Reduce auto dependency to improve air quality	31.84	663
Develop a robust system of local and regional transportation alternatives	31.81	656
Increase public charging stations for electric vehicles	26	655
Balance parking demands	30.24	661
Other ideas to share	33.93	54
Totals	154.82	2689

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (744 responses). Data shows 'protected bicycle and pedestrian facilities' were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Stop subsidizing parking lots
- Less Parking More Parking
- **Downtown Parking Structure**
- Reduce Parking Requirements
- Access for disabled and elderly
- Incentives for biking/using transit
- Address student parking

APPENDIX A

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APPENDIX A A CITY THAT WORKS FOR YOU



Which of the following is most important to you around Public Facilities and Services?

Goals around enhancing equitable access and best management practices in Provo. This question was asked at both the Community Open Houses and the Online Survey.



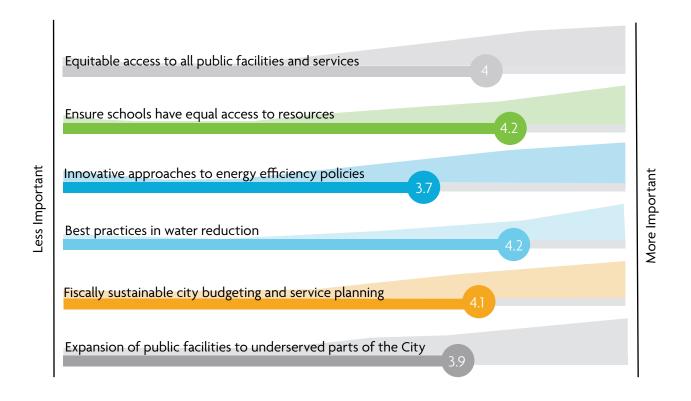
CHOICES	Online Survey Responses	
	Mean	Count
Equitable access to all public facilities and services	36.31	676
Ensure schools have equal access to resources	39.29	688
Innovative approaches to energy efficiency policies	33.21	674
Best practices in water reduction	36.63	681
Fiscally sustainable city budgeting and service planning	37.94	684
Expansion of public facilities to underserved parts of the City	33.89	672
Other Ideas to share	22.83	42
Totals	240.1	4117

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (744 responses). Data shows virtually all categories given were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Water Use
- Focus on Schools
- Incentives for development in underserved communities
- More access to existing facilities
- Fair distributions across neighborhoods

APPENDIX A A CITY THAT WORKS FOR YOU





Open House 1 + 2 Combined

This question was a ranking questiont (not at all important, slightly important, very important, and extremely important) with a total of 77 responses from the open houses combined. Data shows 'ensure schools have equal access to resources' and 'best practices in water reduction' tied for most important to residents followed by 'fiscally sustainable city for budgeting and service planning'.

Key Understanding

This question highlights of importance best practices in water reduction, and ensuring schools have equal access to resources ranked highest in both the online survey and community open house. Community-wide equity has some of the highest favorability of all categories.

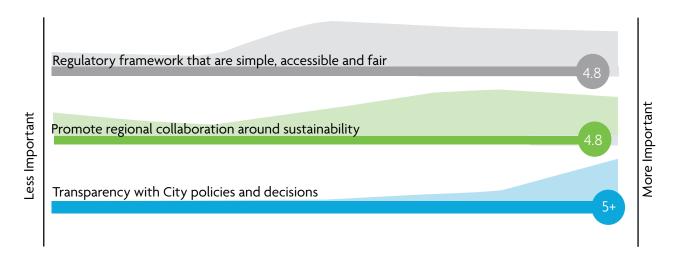


APPENDIX A A CITY THAT WORKS FOR YOU



Which of the following is most important to you around Local and Regional Lea

Goals included transparency in government policies and regional collaboration was asked. This question was only asked in the Online Survey.



CHOICES	Online Surv Responses	Online Survey Responses	
	Mean	Count	
Regulatory frameworks that are simple, accessible, and fair	32.31	675	
Promote regional collaboration around sustainability	31.82	664	
Transparency with City policies and decisions	41.85	689	
Other Ideas to share	24.55	49	
Totals	130.53	2077	

This question was a (not at all important, slightly important, very important, and extremely important question with an option to share ideas and received (730 responses). Data shows 'transparency with City policies and decisions' were most important to the survey participants. The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the 'share your ideas' include:

- Listen to all citizens
- 5 person council (Instead of 3)
- Regional Collaboration

APPENDIX A ADDITIONAL COMMENTS

What additional comments would you like to share with us?

This question was an open comment question and received (256 responses) The method for reviewing was to read the comments and categorize them based on the general comments. Themes around the comments include:

- Provo should be a model for collaboration. And listening to all citizens regardless of incomes, belief, or personal choices.
- Confusion around vision statements
- Provo is more than downtown (too much focus on downtown)
- Support Small Businesses
- Biking and Walking Friendly Community
- Mental Health Services
- Traffic and congestion is a problem
- Focus on a great place to live and the rest will follow
- West Provo needs more economic development
- **Embrace the University**
- Stop spending money on more roads
- Housing costs need to be addressed
- Minimize Sprawl, preserve open spaces and develop density in a consistent and smart way.
- Water-wise landscaping
- Concern for taxes and government intervention
- Family and religious heritage balanced with a need for inclusion and diversity.
- How should Provo grow? (Quickly or Slowly, On the edge, Density?)



APPENDIX A



Overall Findings & Next Steps

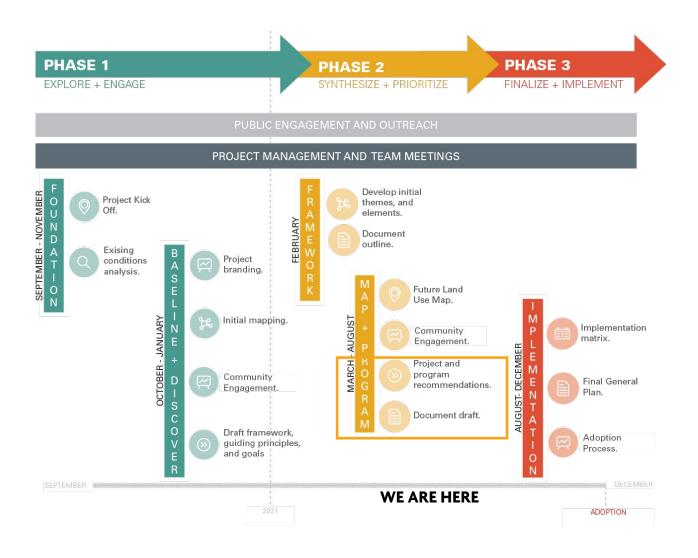
"I would love for more activities highlighting the different cultures and nationalities that are found in Provo."

- Overall Community Comment Q12

APPENDIX A

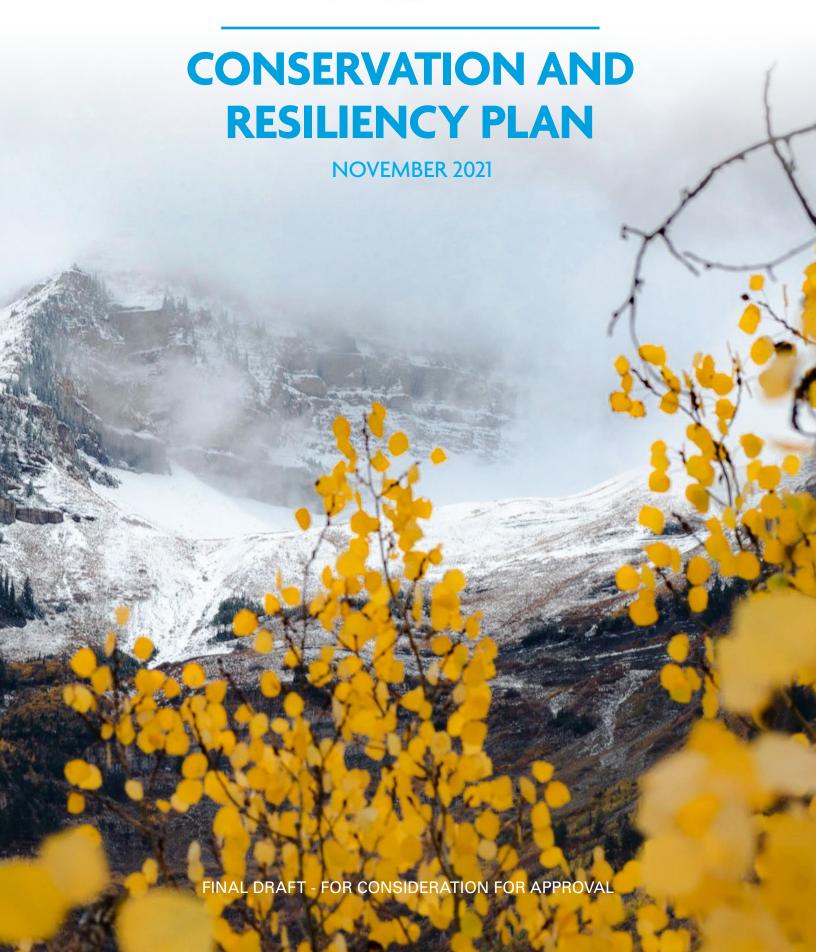
Next Steps as of April 2021

The next steps will be to review the findings of this second phase of input with the project working groups and gathered feedback around draft goals identified for the development of the draft Plan.









Acknowledgements

Mayor:

Michelle Kaufusi

Deputy Mayor:

Isaac Paxman

Chief Administrative Officer:

Wayne Parker

City Council:

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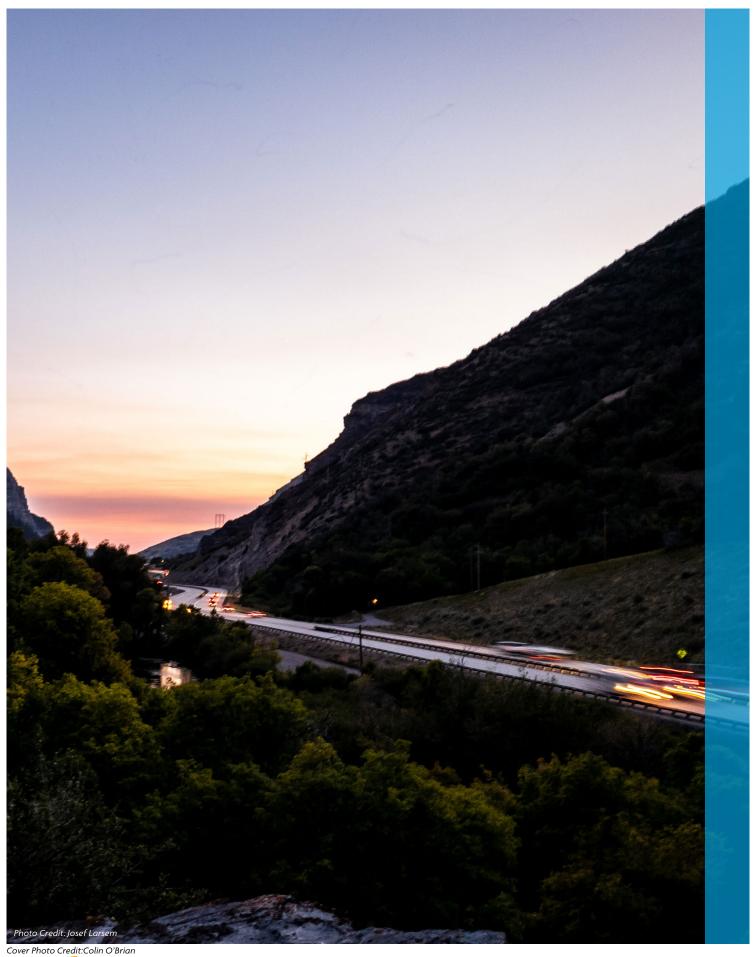
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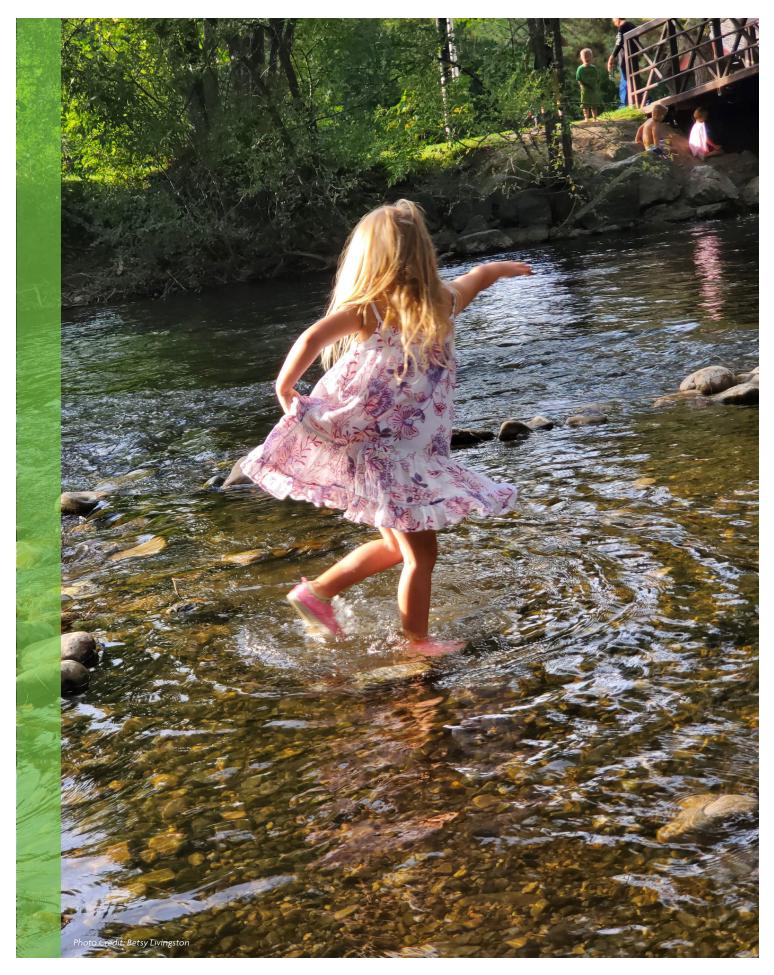


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Introduction

What is a Conservation and Resiliency Plan?

The Provo community is committed to a healthy future for the city. Through feedback received during the General Plan process, the community's desire is to "live, consume and govern in such a way that the quality of life we enjoy now is possible and perhaps even better for future generations." It will take a coordinated effort by many to achieve such a goal. There is a recognized need for clean air, a supply of clean water, a healthy natural and built environment, fairness and equity, and sustainable financial resources. Proactive strategies and dedication to actions will be required to combat the ill effects of climate change, air and water pollution, unbridled growth, inequality, and limited financial resources.

Process



Environmental, economic, and social elements are often referred to as the Triple Bottom Line for sustainability, recognizing that these elements are tied to creating a resilient future for the City of Provo. This Plan will explore the status of Provo's sustainable activities by assessing baseline conditions, identifying targets for improvements to be made, and outlining recommendations for successfully achieving these targets. This Conservation and Resiliency Plan is the first step towards becoming a regional leader in implementing important measures that will improve the day-to-day life of current and future residents.

This Plan has been developed through a three-phase process in support of the goals of the Provo General Plan. These phases build off one another and ensure a solid understanding of data and community, agency, and City input to create an implementable framework for a resilient future.

What is Conservation and Resiliency?

The recommendations within this Plan represent ways in which we can meet the needs of people today without compromising the ability of future generations to live prosperously. Planning with a lens toward conservation and resiliency addresses the social, environmental and financial resources that residents depend on a daily basis. This Plan has evolved through the voices of the residents of Provo using their words, ideas and suggestions to craft an actionable and attainable plan.

Our Role in the Future

It is critical to act today to ensure a healthy and prosperous future for the next generation of Provo residents. This Plan outlines ways in which the City can improve operations and create a cultural shift in how residents engage in everyday activities. It is the responsibility of both the City and the residents of Provo to move towards these solutions for today's children and their children that follow.



General Plan Vision Statement

Provo is a welcoming community for all people who love access to open space, excellence in education, and a historic downtown where the local culture is celebrated through arts and innovation. We strive to be a regional economic hub within Utah County by encouraging purposeful development of walkable neighborhoods, mixed use retail and jobs centers that invite students, residents, and visitors—new and old—to call Provo home.

Coordination with the General Plan

Early in the General Plan process it became evident that conservation and resiliency are core values of the Provo community. The City and consultant team recognized that a separate, stand-alone plan would allow for specific measures and targets to make a meaningful impact beyond what a General Plan is designed to do. The General Plan process has been efficiently integrated with this Plan to align both the process and community input with the vision, values and priorities that will be used for the Conservation and Resiliency Plan.

The General Plan vision and commitments are also driving forces for the Conservation and Resiliency Plan, as a sustainable future is integral to all aspects of social, economic and environmental decision making and planning in Provo. These guiding principles will also guide the Conservation and Resiliency Plan as follows:

- » A Welcoming Community –Community cohesion and resiliency are intended outcomes of addressing the issues in this Plan. Ensuring environmental justice and access to basic services for lower-income areas is critical to a welcoming community for all.
- » Stewardship of the Outdoors Our natural environment and food systems are key factors of conservation planning. The importance of maintaining green spaces, connecting networks to promote walking and biking, and conserving agricultural and natural lands has a significant impact on the overall measures in this Plan.

- » Growing Together Buildings, infrastructure and energy use are significant contributors to greenhouse gases and play an important role in the choices residents make around transportation and conservation of open spaces.
- » Livable Provo Economic vitality is an indicator of prosperity in a community. Choices around sustainable practices often have a positive impact on the economy of a community.
- » Connected and Safe Transportation is a key contributor to regional air quality and a comprehensive look at transportation alternatives can encourage choices that limit vehicle trips while enhancing community connectivity.
- » A City that Leads The City manages important resource systems- specifically waste and water. Management and programs to reduce waste and conserve water can have an impact on preserving our natural resources for future generations.

Community Engagement

The General Plan process engaged more than 1500 residents through online surveys and virtual open houses, as well as more than 70 stakeholders through working and focus groups.

In Open House and Survey #1, the word 'Sustainability' ranked as the highest value word most important to the Provo community. However, in Open House and Survey #2, when asked what the word 'sustainability' means to the community the responses were vague and varied. This Plan offers the

opportunity to outline what is a 'sustainable Provo' is and how the City and community can take action on this core value.

To help guide this process, a group of community advocates has provided key guidance and direction. The Conservation and Resiliency Plan Working Group met five times over the course of 3 months to identify the baseline data to be assessed, provide feedback on the appropriate performance indicators and targets, and to guide overall strategies and actions within this Plan.

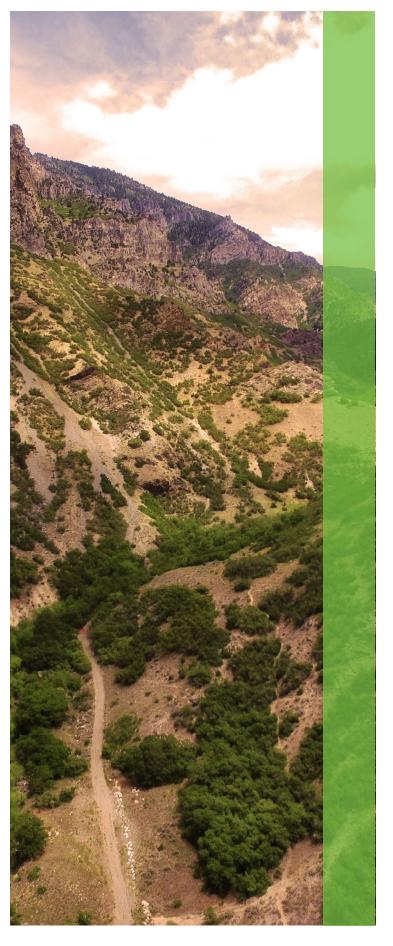
How to Use this Document

This document is created in association with the Provo General Plan to provide specific strategies towards a more resilient future in Provo. The Conservation and Resiliency Plan acknowledges critical elements, such as economic resiliency and equitable communities; however, these are better addressed within the General Plan. This Plan will focus on elements related to environmental resiliency and conservation of local resources.

A Framework for Action

The Plan is organized around eight elements that contribute to conservation and resiliency. Each element has a specific target to measure performance followed by strategies and actions.

- » Element: Elements are key opportunities to achieving a more resilient future in Provo. Many of these elements correspond to goals in the General Plan and to national standards for approaches to sustainability planning.
- » Baseline: A baseline is the current measure within Provo of a performance metric.
- » Target: Targets provide a precise, measurable, and time-oriented performance metric for achieving the objective of each element.







Introduction to the **Elements**

The elements in this Plan are a result of feedback from the community, baseline assessment, working group feedback, and comparisons to benchmarked communities. While these elements are not comprehensive to those factors that impact conservation and resiliency, have been selected to provide an achievable framework with understandable actions for the City of Provo that meet the expectations of the community. The following elements are discussed in this chapter;

- Carbon Emissions
- Air Quality
- Low Carbon Energy
- **Environment**
- Waste
- Water
- Mobility
- Fire Risk

These eight elements selected will outline relevant baseline data, aspirational targets based on information and community feedback, and specific strategies and actions to make progress toward each target over time.

Existing Conditions

Baselines and Targets

The first step of this process was to assess strengths and weaknesses as well as current and future needs. The City of Provo has taken tangible steps to becoming a more resilient city, while recognizing that there are inherent characteristics of the city that will both limit and enhance opportunities for greater integration of sustainability moving forward. The existing conditions assessment from the General Plan paints a more broad portrait of Provo as a community, while this conservation and resiliency analysis focuses more narrowly on characteristics specifically impacting conservation and resiliency outcomes that the City can work to improve over the next 30 to 50 years.

Provo has had a high degree of success instituting foundational reviews and coordinating sustainability initiatives under the Parking Manager and Sustainability Coordinator. This innovative pairing

of reviews and initiatives enabled a strong leverage point within one of the less considered but high impact areas of land use sustainability. The impacts of that the coordinator are detailed in the 2020 Mayor's Report from the Natural Resources and Sustainability Committee, which also contains a host of well researched and impact-driven suggestions for strategies. The resources provided by this committee are a key strength of the City and, though it is volunteer led, the insights and analysis are on par or superior in many cases to those likely to be provided by outside consultants with lesser familiarity with city-specific issues.

In addition, the vesting of operational control of key services with the City allows for Provo to exert significant sustainability measures on these services for citizens. Waste diversion, water provision, and electricity provision are all critical components of impact on conservation and resiliency. Having accountability and responsibility over all three enables the City to control these elements with fewer constraints than other municipalities. Balancing this potential with fiscal responsibility and effective management of City resources will remain a challenge, but one that Provo can embrace in shaping its future to its values.



Benchmarking

Benchmarking provides insight to help understand how Provo compares to peer communities and identify where there are opportunities to improve. It also serves as a reference point to determine targets that are appropriate and achievable. In selecting benchmark communities, the City and group looked to communities that have current sustainability, conservation or resiliency strategies, are of a similar population and with a university influence, and have similar arid climates in a mountain region.

- » Reno, NV has several demographic similarities to Provo, along with a strong Sustainability and Climate Action Plan, produced in 2019. Using the STAR Community framework, this plan outlines ambitious, yet achievable goals and strategies developed in conjunction with the city's Master Plan. Since Reno is the fastest warming city in the US, the plan focuses on mitigating the public safety risks of increased drought, extreme heat and wildfires.
- Fort Collins, CO also has several demographic similarities and has proven leadership in sustainability. Fort Collins has been at the forefront of municipal sustainability efforts for years, through its numerous Climate, Energy and Waste reports. The city aims to cultivate a sustainable community through frequent monitoring, investment, equity, mitigation, and resiliency.

Tempe, AZ is demographically similar and is a leader in cultivating community partnerships. The City of Tempe created a Climate Action Plan in 2019 and produces an annual sustainability report. This report takes the goals from the Climate Action Plan, measures current progress and targets future levels of attainment for each goal. Tempe strives to engage the community by involving residents in the planning process and by partnering with Arizona State University.

Baseline Data, KPIs and SPMs

Key Performance Indicators (KPIs) are intended to represent comprehensive measures of identified sustainability topics that can demonstrate progress in a comparable and relatable manner. These highestlevel indicators will ideally be easily replicable/ accessible for tracking purposes and based on national best practices to enable ease of comparison. In addition, through the baseline data gathering process, additional data points were identified, captured, and included in the plan appendix. These data points can be used to supplement the KPIs, convey more detailed information on specific topics, and could potentially replace or serve as KPIs if they are deemed more relevant or useful in the future. For this iteration of the plan, they may serve to provide robust answers to stakeholders, act as foundational elements of additional data gathering efforts, and provide options for implementation tracking.



Both publicly-available and city-specific data were identified that could present an overview of key topics for planning. Owing in part to data availability and in part to being representative of a more typical year given the abnormalities presented by 2020 and the COVID-19 pandemic, 2019 was selected as the baseline year. Wherever practical, metrics were normalized by population count or land area to represent the relative impact of each citizen of Provo. The normalized indicators serve as the basis for the dashboard, with indications of both year-over-year change and impact represented by population counts to help effectively illustrate progress and status over time.

Target Selection

Specific targets were selected through a rigorous process involving baseline data assessment, benchmarking, industry research and input from the Working Group.

Implementation and Monitoring

The final chapter provides a framework and next steps towards successful implementation of this Plan. The targets in this Plan should be measured each year for progress and assessed every two to five years to review if targets need to be adjusted and ensure strategies are being addressed.

To effectively integrate the desired outcomes of this Plan into the greater Provo community, additional work will be needed. The challenge will be to turn this static Plan into a living one, with champions both within city government and involved citizenry who advocate for progress. This will require ongoing effort, honest evaluation of progress, celebration of achievements, and allocation of resources aligned with priorities. There will be a natural ebb and flow, but following key recommendations will allow for progress to be maintained and tracked over time.

LEED for Cities(Formerly Stars Program)

In addition, metrics that would contribute to a LEED for Cities score were prioritized and collected to help pave the way for future certification under that system, should the City desire to do so. LEED for Cities and Communities is the newest iteration of the STAR Community Rating System and has boiled down that comprehensive system to a more streamlined set of performance measures intended to enable robust comparison of community-scale performance amongst peers using intensity metrics normalized by population.

LEED for Cities and Communities is a sustainability rating system developed by the United States Green Building Council (USGBC). LEED for Cities and Communities helps local leaders make their communities more sustainable by allowing for data-driven performance measurement in a variety of social, economic, and environmental categories. Some key performance categories include energy, water, waste, safety, education and quality of life. One distinct benefit of using the LEED framework is the ability to compare a community with others around the nation and globe (also called benchmarking). Hundreds of cities and communities around the world have used this rating system to increase sustainability in their communities.



2019 BASELINE DASHBOARD

Sustainability Key Performance Indicators and Supplemental Performance Metrics

The following 2019 dashboard includes the KPIs that might resonate most effectively with community members and public officials. Half of the KPIs normalized to per capita metrics, while the rest provide a value or percentage that can be used to illustrate key sustainability.



CARBON FOOTPRINT

16.5 mT CO2e Per Year Per Capita



WASTE

2,176
Pounds Per Year Per Capita



AIR QUALITY

46AQI (Air Quality Index)



WATER

162
Gallons Per Day Per Capita



RENEWABLE ENERGY

33%
Total Low Carbon Resource



MOBILITY

16**

Vehicle Miles Travelled Per Day Per Capita



ENVIRONMENT

ND*
Tree Canopy Coverage



FIRE RISK

6

Community Wildfire Risk Index

^{*}Provo's tree canopy coverage is currently unknown. Data collection is underway, but currently there is no baseline data.

**Provo's Vehicular Miles Travelled is the best data currently available from MAG. However, due to discrepancies in the this data may not correctly reflect the actual VMT of Provo residents.

DEFINITIONS

CARBON FOOTPRINT

A carbon footprint is expressed as a Carbon Dioxide equivalent - how many tons of carbon dioxide and other noxious gases are emitted per year - and is a standard measure of environmental impact.

WASTE

Waste is tied to GHG (green house gas) emissions and the loss of limited resources and land dedicated to landfills. A circular economy focuses on waste reduction strategies to save money and resources.

AIR QUALITY

Clean air can improve heath and quality of life for everyone. Air Quality Index is measured on a scale of 0-600. An AQI between 0 and 50 is considered healthy.

WATER

In a desert environment, water must be managed in a way that minimizes threats of water shortages and maximize the efficient and beneficial uses.

RENEWABLE ENERGY

Clean air and energy efficient technology can improve health, save money and create jobs. Examples of low carbon resources are wind, solar and hydropower.

MOBILITY

Vehicle Miles Traveled (VMT) measures how many miles the average person drives each day.

ENVIRONMENT

Our environment has an impact on local temperature through impervious surfaces and albedo (or reflection). Increasing tree canopy and reducing impervious surfaces can greatly improve daily human comfort.

FIRE

As water becomes more of a limited resource and temperatures increase, we must care and plan for the mitigation and risk of fire. Wildfire risk index is measure as a score of 1-12 based on a series of indicators.

WHAT IS A KPI?

Key Performance Indicators (KPIs) are intended to represent comprehensive measures of identified sustainability topics that can indicate progress in a comparable and relatable manner. These highest-level indicators will ideally be easily replicable/accessible for tracking purposes, based on national best practices to enable ease of comparison, and have enough resonance with the general plan and general public to aid in both decision making and helping to shape public opinion.



TARGET SNAPSHOT

Baseline

2030

2050

CARBON FOOTPRINT



16.5 mT CO2e/Year/ Capita 40%
Decrease in Carbon Emissions

CARBON NEUTRAL

AIR QUALITY



46
Air Quality Index

42

Air Quality Index 30

Air Quality Index

RENEWABLE ENERGY



33%

Low Carbon Resource 60%

Low Carbon Resource 100%

Low Carbon Resource

ENVIRONMENT



Tree Canopy Coverage

15%

Increase in Tree Canopy 20%

Increase in Tree Canopy

WHAT IS A TARGET?

Targets are specific objectives within a larger goal. Targets help increase accountability and keep a city on track to reach its larger goals, serving as milestones along the way. Targets provide interim goals at intervals such as 2030 and 2050 shown below. Targets can be adjusted based on progress as the plan is implemented. Accomplishing targets can increase a community's motivation to continue towards the bigger goal.

targets can increase a community's motivation to continue towards the bigger goal.			
	Baseline	2030	2050
WASTE	2,176 Pounds/Year/ Capita	18% Diversion Rate	25% Diversion Rate
WATER	162 Gallons/Day/Capita	120 Gal/Day per Capita	110 Gal/Day per Capita
MOBILITY	16 VMT/Day/Capita	10% Decrease in VMT Per Capita/Day	30% Decrease in VMT Per Capita/Day
FIRE RISK	Community Wildfire Risk Index	5 Community Wildfire Risk Index	4 Community Wildfire Risk Index



Carbon emissions represent the amount of greenhouse gases released from the daily activities of Provo residents and businesses. The largest sources are transportation and energy consumption for buildings, but there are additional sources including landfill gas, agricultural emissions, and wastewater treatment. Carbon dioxide emissions (CO2) make up the vast majority of Greenhouse Gasses (GHG). These gases are released during the combustion of fossil fuels such as coal, oil, and natural gas to produce energy to power buildings and motorized transit. CO2 emissions are part of the global carbon cycle; however, due to human activity carbon emissions have risen rapidly for the past 70 years and are exceeding the ability of natural processes to absorb carbon, resulting in a surplus in the atmosphere.

Buildings have a significant carbon footprint and are large contributors to energy consumption. Each building material has a lifecycle history - from raw material extraction, water use, and transportation to building site, construction, and on-site waste. Once complete, building systems utilize significant energy production throughout their lifecycle of use and maintenance.

Reducing carbon emissions has significant synergistic benefits. There is often a financial value to the City and community. For example, due to low market costs, energy efficiency and renewable energy offer significant returns over time. Additionally, in cases such as vehicle electrification, the amount of local air pollutants is effectively nullified, providing better ambient air alongside the carbon emissions as the power supply includes more and more low carbon sources. With the continued downward trends in pricing for all of the above, implementing these measures makes strong financial sense for Provo.



What does this KPI measure?

Carbon emissions represent the amount of greenhouse gases released from the daily activities of Provo residents and businesses. The largest sources are transportation and energy consumption for buildings, but there are additional sources including landfill gas, agricultural emissions, and that from wastewater treatment.

Baseline

The baseline GHG emissions form the basis of a full inventory, and include specific information on electricity and natural gas consumption for the City of Provo as well as vehicle miles traveled. Building energy and performance measures across sustainability metrics also are categorized under this topic since the ongoing operations of buildings new and old will continue to be a significant source of carbon emissions.



Through the baseline assessment, it was found that Provo currently emits an average of 16.5 metric tons of C02 per person each year. This is lower than the current national average of 18.4 metric tons per person per year; however, there is still much room for improvement.

In order to compete with the other benchmarking cities with carbon neutral goals by 2050 and 2060, Provo will have to take aggressive action towards emission reduction.



40%
Decrease by 2030

CARBON NEUTRAL

by 2050

Why This Matters

The reduction of our energy use and shifting towards more efficient energy production is central to reducing carbon emissions. Energy efficiency and renewable energy sources can help decrease air pollution by reducing the output of green house gasses as well as improve public health, air quality, and lower energy costs. Alternative transportation can reduce single car trips and increase public health. Reducing energy use through energy efficient buildings, appliances and transportation is a key strategy. In addition, reducing waste generation through increased technology or capturing CO2 before it enters the atmosphere can help to offset impacts at the source. Shifting towards renewable and low carbon energies such as wind, solar, nuclear, hydropower and geothermal power will support a long- term solution for the future.

Useful Links and Learning

Inventory of U.S. Greenhouse Gas Emissions and Sinks | US EPA





Ozone, particulate matter, and other pollutants in the air can have harmful effects on the lives of people. Particulate matter and airborne particles include dust, dirt, soot, and smoke. Industrial, commercial and residential buildings are major contributors- for example, construction sites and wood burning stoves. Incomplete combustion in motor vehicles, at power plants and in other industrial processes contributes indirectly to particulate pollution. Poor air quality can cause chronic bronchitis, asthma attacks, decreased lung function, coughing, painful breathing, cardiac problems, and heart attacks, as well as a variety of serious environmental impacts such as acidification of lakes and streams and nutrient depletion in soils and water bodies.

With increased temperatures causing vegetation to dry out across the Western US, wildfires are becoming more and more frequent. The smoke from these fires is negatively impacting air quality in many municipalities. It is important to note that while following the recommendations in this plan will improve air quality, it will be increasingly challenging to achieve lower AQI scores as wildfires increase.



46
Air Quality Index (AQI)

What does this KPI measure?

The median Air Quality Index (AQI) is a federal composite index that looks at five criteria pollutants to indicate general air health: ground-level ozone, particulate matter, carbon monoxide, sulfur dioxide, and nitrogen dioxide.

An AQI between 0 and 50 is good. A level of 51-100 is acceptable, but some people who are sensitive to certain pollutants may have adverse reactions.

Average AQI in Provo by Decade

Decade	1980s	1990s	2000s	2010s
Average AQI	63	50	51	48

Baseline

Air quality measurement is a complex topic that requires careful location and calibration of equipment and can vary for different air quality constituents dramatically at different places. Considering moving towards a broader citizenscience approach to complement some of the existing monitors installed by state and federal authorities and provide greater coverage and understanding of how specific events can impact air quality and where potential mitigation solutions may work best.

Another measure to look at is total number of unhealthy days. Provo's days have varied over the past decade, as high as 25 unhealthy days per year and an low as 0 unhealthy days per year. This makes for a difficult target to track, however, these days should be measured and used as a point of comparision from year to year.

Number of Unhealthy AQI Days

Year	2017	2018	2019	2020
Unhealthy Days for Sensitive Groups	11	25	0	5



Through the baseline assessment it was found that in 2019 Provo had an average AQI of 46. Since 1980, the air quality in Provo has been gradually improving through emission reduction. By continuing to reduce C02 emissions, Provo will be able to achieve even cleaner air quality in the coming decades.







Why This Matters

Air quality is an essential element of public health. When air quality reaches 151-200, it is considered unhealthy; everyone may now begin to experience problems, with sensitive groups feeling more serious effects. Provo often experiences significant spikes in poor air quality during winter months due to inversion, causing a major threat to public health. Cleaner engines and a greater focus on industrial sources can contribute to improving air quality. An awareness campaign can help to support efforts. For example, Provo Power is leading a joint effort to replace gas lawn mowers with electric, which is one of the best to mitigate local air quality.

Useful Links and Learning

Air Quality Index Report | US EPA





Communities need reliable sources of affordable energy to keep city networks running. With increasing costs and depleting access to fossil fuels, alternative energy sources are key to a successful future. Reducing fossil fuel combustion for energy can be approached strategically over time, but looking beyond the use of natural gas as a cleaner-burning bridge fuel takes time to implement. Cities across the country are taking hard looks to building electrification and are starting to pass ordinances limiting or eliminating the use of natural gas in homes, which has the added benefit of improving indoor air quality for gas ranges.



33%
Total Low Carbon

What does this KPI measure?

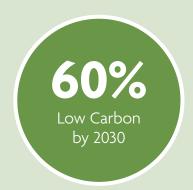
This KPI measures the percentage of the source energy used to provide electricity to Provo residents and businesses that comes from renewable or low carbon sources.

Baseline

The concept of low carbon energy is wide enough to recognize the contributions of all low carbon energy sources and looks beyond pure renewables to potential sources. This metric looks at nuclear and combined heat and power that produce more efficient energy and/or co-benefits such as generating heat that displaces fossil fueled sources. As lower carbon electricity becomes more available, the incentive to convert to electric vehicles and more electric appliances becomes greater.



Through the baseline assessment it was found that in 2019, Provo produced 33% of its energy from low carbon sources. This is slightly below the national average of 39.5%. With many cities aiming to be 100% renewable by 2050 or sooner, a target of 100% low carbon was selected for Provo by 2050, with an intirum traget of 60% by 2030. These targets have already been developed and approved by Provo Power, prior to the completion of this plan.







Why This Matters

Green building practices focus on energy efficiency in construction and through the lifecycle of the building. LEED Certified buildings are a standardized approach for how to measure the impacts of buildings and the environment. This can include using local materials to reduce transportation costs, implementing systems to reduce energy and water consumption, and reducing waste generated in construction and from users.

Useful Links and Learning

<u>USGBC</u> United States Green Building Council <u>Green Building at the EPA</u> US EPA





As our population grows, preserving special natural spaces and agricultural lands becomes ever more important. Open spaces and natural areas contribute greatly to a core value of Provo residents for access to recreation and natural beauty. Access to nature, from trees to parks to recreation areas, improves public health, lowers the ambient temperature, and offsets carbon emissions. In addition, water pollution from building waste and stormwater runoff to our rivers and lakes impacts recreation and wildlife. Municipal water management is shared across regions and watersheds, as well as locally through land use policy and facilities management with the goal of conserving this valuable resource.



What does this KPI measure?

Gathering tree canopy data allows for a good sense of a wide swath of correlating environment data without necessarily needing to collect all of these metrics individually. For instance, a higher tree canopy density, usually results in a smaller heat island effect, more mixed-use land cover, and few impervious surfaces.

Baseline

A wide array of publicly available environmental data sourced from LANDSAT and NLCD (National Land Cover Database) data and maps, National Wetlands Inventory, and EPA Envirofacts.



Although Provo currently does not have a baseline measure for tree canopy, there is high interest in developing the resources to do so. With the proper measurement system in place, Provo will be able to monitor its tree canopy at any given point in the future. Many urban foresters recommend a minimum target of 15% tree canopy for desert cities. For this reason 15% was selected as the target for 2030 and 20% as an additional target by 2050.



15%
Tree Cover by 2030
20%
Tree Cover by 2050

Why This Matters

Strategies to protect and conserve natural areas vary from protecting wetlands and waterways, to creating conservation areas, to increasing trees and greenways in urban areas. Increasing access to natural assets increases overall community health while also positively contributing to air quality and lowering heat island effects. Green infrastructure and wastewater treatment practices can improve water quality and reduce energy needed to provide water in our communities. Renewable energies such as wind, solar, hydropower and geothermal power will support a long-term solution for the future.

Useful Links and Learning

Arbor Day Foundation
American Forests





According to the EPA, in 2018 the average person generated 4.9 pounds of waste per day, most of which goes to landfills. As populations increase, landfills reach capacity, require additional space, and become increasingly costly to maintain and manage. The reduction of waste entering the waste stream and the reuse of raw materials can help to save valuable land and economic resources.



What does this KPI measure?

A higher diversion rate means that more waste is being diverted from a landfill to other sources of disposal, such as composting and/or recycling.

Baseline

Waste disposal and diversion rates came from Provo Public Services, which only services HOAs that utilize curbside containers. Multifamily housing, commercial residential properties, and HOAs that utilize frontload and rolloff containers are serviced by third-party waste hauling companies and are therefore not metrics currently captured by the city. Recyclable materials are comingled with other city recycling prior to being hauled to Salt Lake City for sorting and processing so it's difficult to obtain recycling-specific diversion rates at this time.

The current diversion rate is 26%, however the waste numbers provided only includes HOAs that utilize curbside containers, which is approximately 20,500 residential properties and not accurately representative of diversion throughout Provo.



Why This Matters

Credit: Ma<mark>li M</mark>aede

Garbage negatively impacts the environment. There are several methods to alleviate the issues. A waste audit can help to identify inefficiencies, missed opportunities for diversion, and associated costs. The first line of impact is overall reduction of waste on the part of all community members. Pay as you throw, composting, and product selection programs create a culture of awareness within the community. Municipalities can manage waste through diversion, safe disposal practices and addressing e-waste.

Useful Links and Learning

National Overview: Facts and Figures on Materials, Wastes and Recycling US EPA





Clean accessible water is key to community prosperity - from reliable drinking sources to clean water for local wildlife. Water is becoming an increasingly scarce resource, especially in the West as population increases, changes in weather patterns are impacting surface waters, and water use is draining aquifers faster than they can recharge.



What does this KPI measure?

This KPI measures the water consumption per users supplied by Provo Water including business, residential, industrial and agricultural users per day.

Baseline

Water baseline data came directly from Provo Water and was normalized by the population count.

This water is all treated/potable water, which requires significant energy and associated emissions to provide in addition to the water resource itself. There is also typically a significant amount of this treated water lost through leaks and other distribution losses, even in very well managed systems.



Since Provo's current water usage is 162 gal/day/capita (higher than the Western state average by 33 gallons), ambitious targets were set to combat this. The targets are 120 gallons per person per day by 2030 and 110 gallons per person per day by 2050. Tempe, with a similar climate and demographics is currently at 110 gallons per day, which proves that Provo can accomplish a similar usage performance.



120 Gal/Day/Capita by 2030

Gal/Day/Capita by 2050

Why This Matters

Green building practices and use of water wise landscaping can reduce consumption and repurpose water for secondary uses. Technology such as aerators, low use fixtures and water efficient irrigation and landscape can reduce consumption as much as 30% according to some sources.

Useful Links and Learning

Water Usage in the West | CSG West

Xeriscaping in the West | Utah State University





Transportation is an integral part of our daily life yet has significant social and environmental impacts from vehicular traffic, stormwater runoff, heat islands and the loss of habitat to roadways. Transportation includes the movement of people and goods by cars, trucks, trains, ships, airplanes, and other vehicles. The majority of greenhouse gas emissions from transportation are CO2 emissions resulting from the combustion of petroleum-based products, like gasoline in internal combustion engines, and are significant contributors to air quality - contributing about 30% of total GHG emissions. Many communities such as Provo have embraced alternative transportation methods such as bus rapid transit (BRT) and biking and walking to offset vehicular trips, save money and increase personal health.



16 VMT/Day/Capita

What does this KPI measure?

This metric was gathered from the regional transportation organization and represents 2019 total VMT per person per day from the Provo model managed by that organization.

Baseline

Though Vehicle Miles Travelled (VMT) seems straightforward, it is complicated by how many trips are made within city-limits versus those from outside the city or inside the city that either pass through or make stops within city limits. Complex models are generally used to estimate actual VMTs.

An alternative measure of 4.9 Trips per day was identified using internal and out of city trips as a potentially more accurate measure. Trips per capita could substitute VMT and the target would remain the same.

As part of this effort, access to Google transportation data was requested, which if granted would be some of the most accurate data available based on actual aggregated data rather than a model.



Provo's current VMT is 16 miles traveled per person per day. This KPI was chosen because it provides a general idea of how autodependent a city is. By following the recommendations in this plan, Provo will be able to reduce the amount of vehicle miles traveled by 10% by 2030 and 30% by 2050.



10% Decrease in VMT by 2030

30% Decrease in VMT by 2050



Why This Matters

Reducing trips and time spent in single use vehicles is central to successful multimodal transportation networks. Improving planning for all travel options and building community support to promote all modes of travel is central to how people choose to get around. Reduction of roadways and vehicle trips improves overall environment and increases mental health and wellness. Renewable energies such as wind, solar, hydropower and geothermal power will support a long- term solution for the future.

Useful Links and Learning

VMT Per Capita US Department of Transporation





The topic of wildfires is becoming more and more prominent in everyday conversations when discussing a community's overall health, natural resources, and hazard preparedness. Unfortunately, as our climate heats up and periods of drought increase, wildfires will only increase in numbers and ferocity. Ensuring that proactive wildfire mitigation efforts and investments are made now can help ensure that Provo will be on the leading edge of protecting lives and property should a wildfire occur too close to home. While having trained emergency service teams is important should a wildfire occur, community education around wildfire prevention and mitigation efforts by the community and city is key.





What does this KPI measure?

Factors that play into the Overall Risk include fire occurrence (number of fires in the area), fuel hazard (fuel conditions of surrounding landscape), values protected (human and economic value within the community and surrounding landscape), and protection capabilities (ISO [insurance services organization] rating for the community).

Baseline

The Fire Risk overall rating was obtained using the City's Community Preparedness Wildfire Plan, as well as the UtWRAP (Utah Wildfire Risk Assessment Portal) and Communities at Risk data provided by the Utah Division of Forestry, Fire & State Lands.



On a scale of 1-12, the average fire risk for communities in Utah is 9. Provo was able to drop their risk score from 8 to 6 in the past year through their fire mitigation plan. Since Provo is already doing well in this category, moderate targets of a 5 by 2030 and a 4 by 2050 were selected.







Fire Risk Score by 2050



Why This Matters

Fire Risk is one of the greatest threats to human life and property in the City. Taking preventative measures now to reduce the rating of each Fire Risk category is key to reducing overall harmful impacts. By annually updating the Community Wildfire Preparedness Plan and including evacuation information and mitigation efforts, citizens and emergency services will be able to stay up-to-date on one of the most prevalent issues facing the city today.

Useful Links and Learning

Utah Wildfire Risk Assessment Portal

Utah Fire Sense





Implementation

Implementation & Partnerships

How to Get Involved

This Plan, more than many, will require active participation from a variety of stakeholders. Broadly, there are two primary ways to get involved:

- » by focusing on a particular topic or topics and;
- » by demonstrating and advocating for support.

In either case, a complete understanding of the plan and status will be critical, so reading through and inquiring to the current status should be done prior to more specific reaching out.

One of the defining features of a successful plan is built in redundancy and partnership so teaming up on an effort already underway and becoming a second point of impact is a powerful way to determine how to best engage. If supporting the plan efforts with political will or financial resources resonates more strongly than time and targeted efforts, looking into current opportunities to do that may serve the outcomes better.

Sustainability Plan Coordinator

The Sustainability Coordinator (SC) will work collaboratively with City staff, department leads, the employee committee and citizen's committee, and the public to design, organize, and promote effective sustainability initiatives. The role will lead in educating the community about sustainability, coordinating effective initiatives, and annual reporting. This position will have the authority for budget responsibility, collaboratively creating workplans with department leads, and tracking their progress and incorporating achievement into annual performance metrics. The SC role will serve as a leadership role to different positions and departments. The success of these departments on achieving the targets identified in workplans should be tied to annual raises, demonstrating commitment to the success of the Plan while allowing the department leads to guide progress.

Responsibilities include:

- Lead and prioritize programs and projects, collaboratively creating workplans with department leads pertaining to different areas of the Plan;
- Establish and lead a system for tracking performance metrics progress and incorporating achievement into annual performance metrics;
- Monitor best practices related to sustainability of peer cities and tpo make recommendations for new sustainability programming and modifications to existing programs;
- Support departments as appropriate in relation to implementing sustainability programs.
- Research and identify grants and other funding opportunities in support of sustainability efforts and will have a significant role in the city budget process;
- Lead promotional and educational materials for brochures, displays, guides, and training materials, and coordinate updates to the City's sustainability webpage.

Sustainability Committees

There is currently an Employee Sustainability Committee and a Citizen Sustainability Committee that are advocates of the goals in this Plan. The SC will work to align the roles and responsibilities of these committees and serve as both a lead role and liaison. Additional coordination may be needed external of these groups to ensure successful outcomes. The current structure of these committees should be reviewed to include local business owners, University partners and other stakeholders impacted or needed to support the goals of this Plan.

Coordination with General Plan Elements

The General Plan has alignment with the goals in this Plan. Transportation and Mobility goals in the contribute to multimodal options to reduce vehicle trips. Economic goals recognize the importance of enhancing the commercial and retail businesses to achieve sustainable best practices. Open space goals support the preservation and improvement of parks, trails and conservation areas to contribute towards tree canopy goals. When appropriate, the SC has been identified to lead General Plan goals that support the goals identified in this Plan.

Implementation is organized by the eight elements. Each element includes strategies and actions followed by methods to achieve these actions.

- » Strategy: Strategies are recommended approaches to achieving the targets.
- » Action: Actions are the steps needed to implement the strategy through programs, initiatives, policies, projects, or tasks.
- » **Partnerships**: Identifies key players needed to lead or coordinate actions.
- » Impact: Measures the potential magnitude of these actions towards overall goals.
- » Cost: Measures potential funding needed from low (\$) to high (\$\$\$).
- » Timing: includes short-range projects (1-2 years), Medium range projects (3-5) years and Long range projects (5 years and beyond) to achieve the targets.





STRATEGY	ACTION
1. Increase the efficiency of	1.a. Opt-in to Utah C-PACE program to enable supportive financing mechanism for private energy efficiency and renewable energy projects.
commercial buildings	1.b. Pass a commercial energy benchmarking ordinance to phase in energy disclosure for commercial buildings over time.
	1.c. Ensure energy codes are most up to date versions and/or consider a more stringent code.
2. Develop a comprehensive Greenhouse Gas	2.a. Utilize national benchmarking such as Google's Environmental Insight Explorer or similar for largest emissions sources and sponsor a complete GHG Inventory to identify additional sources and provide a complete GHG picture for Provo.
Inventory and identify significant	2. b. Consider joining ICLEI for ongoing carbon emissions support and inventory development.
emissions sources	2.c. Catalog sources and related opportunities from the inventory to develop either a Climate Action Plan (CAP) or integrate strategies into the Conservation and Resiliency System.
3. Investigate Carbon Capture	3.b. Investigate the potential for methane capture programs for wastewater treatment plants and carbon sequestration with land applied biosolids.
projects for City- owned facilities and land	3.b. Align conservation easement requirements with the potential to include and encourage carbon offset projects.
4. Increase use of higher recycled	4.a. Designate one person as point-of-contact for building projects.
content and/or lower embodied	4.b. Examine city building specifications for opportunities to reduce higher embodied carbon content and increase lower carbon content (i.e. fly ash content in cement, recycled plastic in road mix)
carbon materials in City projects	4.c. Consider an ordinance requiring public projects or all new development to calculate and disclose the amount of embodied carbon in their major building materials.
5. Increase the number of LEED certified buildings	5.a. Identify areas in code to allow for bonuses (height, parking reductions, etc.), waivers (tap fee reductions, etc.) or permitting efficiencies (expedited reviews) in exchange for LEED certification.
in Provo	5.b. Pursue LEED for Cities certification using the Local Government Leadership Program if available.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
Sustainability Coordinator (SC), Sustainability Committee and City Council	MEDIUM	\$\$\$	MEDIUM TO LONG	HIGH
SC to coordinate with Administration	HIGH	\$	SHORT TO MEDIUM	HIGH
Identify point of contact to help understand energy efficiency	HIGH	\$\$\$	SHORT TO MEDIUM	HIGH
Provo Power, UDOT, City representative, SC	MEDIUM	\$ - \$\$	SHORT TO MEDIUM	MEDIUM
SC to coordinate with Administration	MEDIUM	\$\$\$	MEDIUM TO LONG	LOW





STRATEGY	ACTION
 Increase air quality monitoring capacity 	1.a. Deploy additional air quality monitors (e.g. Awair monitors) city-wide on municipal buildings and share information with the public.1. b. Encourage the use of citizen-based science (e.g. Purpleair) to develop a more robust picture of air quality in Provo.
2. Decrease vehicle idle times	2.a. Implement, strengthen and enforce no-idle regulations.
3. Incentivize electric vehicle use, mass transit and alternative modes of transportation	 3.a. Increase number of publicly available charging stations and subsidize private owners. 3.b. Require charging infrastructure be included in all new developments. 3.c. Review code to identify any opportunities to encourage and incentivize installation of charging stations for existing projects, including allowing exemptions from reasonable constraints. 3.d. Require priority parking spots for electric vehicles and Identify additional or priority parking spaces for low/zero emission vehicles. 3.e. Incentivize Provo employees to use mass-transit or alternative transportation. 3.f. Incentivize local businesses to use mass-transit or alternative transportation.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
SC, City Administration, coordination between City and BYU	HIGH	\$\$\$	SHORT	LOW
City Departments	MEDIUM	\$	SHORT (Quick Win)	MEDIUM
SC, Provo Power, Sustainability Committee	MEDIUM	\$	MEDIUM	MEDIUM





STRATEGY	ACTION
1. Remove barriers to renewable energy installations	1.a. Get technical assistance from the DOE SolSmart program to assist in permitting and attain high level SolSmart designation.1.b. Review zoning code to remove any prohibitive language that would limit the installation of renewable energy installations.
2. Encourage renewable energy in all new development	2.a. Include the DOE Net Zero Ready Checklist as part of all new residential construction.2.b. Pass a solar-ready ordinance mandating appropriate infrastructure for solar in all buildings that meet threshold requirements.
3. Mandate renewable energy targets for all city facilities	3.a Include on-site renewable energy installations for all new municipal facilities to the extent viable on that site.3.b Identify all solar retrofit opportunities and implement most cost-effective solutions.
4. Couple energy storage with renewable energy for resiliency	4.a. Utilize battery storage systems to power critical needs at municipal facilities; couple with renewable energy where feasible.4.b. Incentivize and allow backup storage along with renewables for community resiliency centers like churches and schools.
5. Empower residents to access zero/low carbon energy options	5.a. Expand Shared Solar Program and other RenewChoice programs in Provo.5.b. Support legislation to allow for large and medium scale solar farms in and around Provo.5.c Increase education and awareness for residential and commercial solar programs to inform and lower barriers to entry.
6. Support Provo Power in meeting zero/low targets	6.a. Council member to sit on board for Provo Power.6.b. Support Provo Power in the acquisition of additional low and no carbon fuel supply.6.c. Investigate utility scale renewable energy project partnerships using City land to accelerate low and no carbon project development
7. Support gradual electrification of buildings and shift from the use of natural gas	7.a. Consider requiring all new greenfield developments to run efficient electric power and no natural gas lines to support electrified buildings.7.b. Include incentives and education on the conversion from gas furnaces to air source heat pumps for residents.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
SC and Provo Power	HIGH	\$\$	MEDIUM TO LONG	HIGH
SC with Council Support	HIGH	\$- \$\$\$	SHORT TO MEDIUM	HIGH
SC with City Departments	HIGH	\$\$\$	MEDIUM	MEDIUM
SC and Provo Power	HIGH	\$\$\$	MEDIUM	MEDIUM
SC and Provo Power	MEDIUM	\$	SHORT (Quick Win)	HIGH
Provo Power and UMPA	HIGH	\$\$\$	SHORT TO LONG	HIGH
CNS and Provo Power	MED	\$\$\$	LONG	LOW





STRATEGY	ACTION
Inventory the current tree canopy percentage	1.a. Determine current percentage of tree coverage based on national best practice.1.b. Review 15% Target based on current baseline
2. Develop an Urban Forestry Master Plan	 2 a. Increase tree health. 2. b. Adopt best practices in native tree planting specifications and preservation-reference other plans such as SLC to develop BMPs. 2.c. Study census data overlaid with tree canopy data to determine which areas are in greatest need of trees and biodiversity. 2.d. Collaborate with local partners and create an urban forestry volunteer group that plants native trees throughout the city. 2.e. Apply for grants to increase funding.
3. Incentivize the planting of native or adapted trees on private properties 4. Increase and	 3.a. Implement initiatives such as Arbor Day, where residents can buy trees at a discounted price. 3.b. Coordinate with local biologists and arborists to host seasonal gardening classes for the community. 3.c. Implement city ordinance requiring green strips to have native or adapted trees planted. 4.a. Preserve agricultural land through conservation easements and selling of
preserve open space	development rights.
5. Improve overall water quality of water entering Utah Lake and waterbodies that feed into it, like Provo River.	 5.a. Implement quarterly river/stream cleanups with the community throughout the city. 5.b. Conduct routine water quality testing in the three assessed streams for TMDLs. 5.c. Implement stormwater management controls and BMPs to improve water quality. 5.d. Instruct the community about stormwater and overall watershed health. 5.e. Incentivize businesses, residential homes, and neighborhoods with rebates in order to implement LID practices such as bioswales and permeable pavement. 5.f. Create city ordinance that increases the construction of green infrastructure and LID for new development or renovation projects.
6. Create a sustainable tree watering plan	6.a. Ensure that the proper watering infrastructure is in place prior to tree plantings.6.b. Wherever possible, ensure that non-potable water is used for tree watering.6.c. Implement a non-potable water use/reuse strategy within UFMP for street trees.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
SC, Provo City GIS, Provo Urban Forester and Universities	HIGH	\$	SHORT	MEDIUM
SC, CNS, Parks and Recreation Staff	MEDIUM	\$\$	SHORT	MEDIUM
SC, CNS, Provo Power, and Parks and Recreation Staff	LOW	\$	SHORT	MEDIUM
SC and Parks and Recreation Staff with City Council support	HIGH	\$\$\$	LONG	HIGH
SC and Parks and Recreation Staff	MED	\$\$\$	MEDIUM	MEDIUM
SC and Parks and Public Works	HIGH	\$\$	SHORT	HIGH





STRATEGY	ACTION
1. Increase number of single family, multifamily and commercial buildings that subscribe to recycling and compost services	1.a. Create a "pay as you throw" system where large trash cans cost more money, small trash cans cost less money and recycling is free.1.b. Explore the feasibility of composting or the potential to add that service using the same equipment.
2. Divert construction and demolition waste from landfill	2.a. Implement a construction and demolition waste recycling program.2.b. Pass a deconstruction ordinance requiring a certain percentage of demolition to be reused or recycled.
3. Increase proper household hazardous waste (HHW) disposal	3.a. Coordinate with waste haulers to host regular informational sessions regarding HHW disposal.3.b. Conduct semi-annual HHW drop-offs around the city to allow for more participation.
4. Decrease amount of food waste sent to landfill	 4.a. Implement a city-wide composting program for single family, multi-family, and commercial businesses. 4.b. Implement city-wide informationals and training regarding waste reduction. 4.c. Create city ordinance that allows for commercial businesses to apply for grants or rebate if they're able to achieve a 50% diversion rate.
5. Create a Zero Waste Plan	5.a. Establish and implement waste reduction goals to achieve diversion rates by 2030 and 20505.b. Require all haulers operating within City limits to report on total waste collected by stream

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
SC, Sustainability Committee	MEDIUM	\$\$	MEDIUM	MEDIUM
Public Works	HIGH	\$\$\$	MEDIUM	LOW
SC in partnership with Provo Waste Haulers	LOW	\$\$	SHORT	MEDIUM
Public Works and local business partners	MEDIUM	\$	SHORT	MEDIUM
SC, Sustainability Committee, and City Council	HIGH	\$\$	MEDIUM	MEDIUM





STRATEGY	ACTION
1. Incentivize the purchase of water-efficient appliances	1.a Install water efficient appliances in all City Buildings.1.b. Establish education programs, grants, and rebates for residential and commercial businesses who invest in efficient appliances.
2. Reduce outdoor water use	 2.a. Review SLC water-wise programs and model successful strategies. 2.b. Create an education program/campaign to increase community awareness of water use. 2.c. Require xeriscaping, native or adaptive species planting on all city projects property. 2.d. Create standards or incentives for low to no water landscape such as a turf buy-back program. 2.e. Create and implement a Drought Contingency Plan to reduce unnecessary outdoor water usage during high water stress and drought periods. 2.f. City to install rain sensors/monitors on all City irrigation systems.
3. Continue to Implement water use monitoring	3.b. Install water use monitors and/or AMI meters at each residence that allows residents to see their water use each month.3.c. Create incentives for residents who reduce and maintain water usage, especially during drought periods and summer months.
4. Increase the appropriate use of non-potable water.	4.a. Support the development of a non-potable water system for uses such as median, tree, and golf course irrigation.4.b. Pass any needed water capture laws to allow and encourage residents to use rain barrels and other sources of rain harvesting for irrigation needs.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
SC to lead City. SC to coordinate education with Provo Power and UMPA	MEDIUM	\$	SHORT TO MEDIUM	MEDIUM
SC, Public Works, and Parks and Recreation	HIGH	\$	SHORT	HIGH
SC and Provo Water	HIGH	\$\$	MEDIUM	MEDIUM
Public Works and Parks and Recreation	HIGH	\$\$	LONG	MEDIUM





STRATEGY	ACTION
1. Track overall mode split and refine transportation KPI	1.a. Work with MAG to refine VMT metric for national comparability.1.b. Track usage of various transportation modes
2. Implement Travel Demand Management	2.a. Encourage parking management districts, more paid parking downtown, and limit free parking opportunities in the public realm.
Strategies	2.b. Support development of Congestion Management Plan or similar.
	2.c. Work with Utah TravelWise to implement strategies.
3. Become a gold-level bicycle friendly city (League of American Bicyclists)	3.a. Support Transportation Master Plan goal of becoming a gold-level city.
4. Support mobility goals of the General Plan to decrease VMT	4.a. Prioritize residential and mixed use development in alignment with the Future Land Use Map.
5. Support mobility goals in Transportation Master Plan	5.a. Prioritize and support key elements of transportation master plan specific to street design to support multimodal transportation alternatives.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
SC, UTA, MAG, Public Works and UDOT	LOW	\$	SHORT (Quick Win)	MEDIUM
SC and Provo Transportation	LOW	\$\$	MEDIUM	HIGH
Administration, Public Works, and BikeWalk Provo	MEDIUM	\$	SHORT (Quick Win)	HIGH
Public Works, UDOT, MAG, UTA	MEDIUM	\$\$\$	LONG	MEDIUM
Public Works and CNS	MEDIUM	\$ - \$\$\$	MEDIUM	MEDIUM





STRATEGY	ACTION
1. Limit new development in areas with high fire risk	1.a. Identify highest risk areas and work with planning department to discourage development in these areas.
	1.b. Establish boundary that limits new development up into the foothills.
2. Decrease fuels in and around high and extreme risk	2.a. Identify hazardous areas requiring mitigation.
areas	2.b. Set aside funds in the annual budget to allow for fuel reduction efforts.
3. Implement wildfire protection and prevention	3.a. Establish city ordinance for increasing defensible space around residences and businesses in extreme and high-risk area.
measures	3.b. Purchase wood chipper(s) for city staff to use in spring for wildfire prevention work.
	3.c. Incentivize homeowners with grants and/or rebates to implement wildfire mitigation strategies on already-built homes, such as using fire-resistant lumber, installing non-wood or non-shingle roofing, and installing dual-triple pane thermal glass and fire-resistant shutters.
	3.d. Provide community members with fire prevention materials in high and extreme risk areas.
4. Increase capacity of fire	4.a. Increase fire department resources.
response	4.b. Establish/maintain relationships with neighboring communities for assistance in fire-fighting activities and outreach/ education efforts.
	4.c. Evaluate fire response facilities and equipment annually.
5. Update the Community Wildfire Preparedness Plan	5.a. Annually update the Plan and make it publicly available on the town's website.
	5.b. Include outline of evacuation plans that can be accessed on town's website.
	5.c. Establish yearly wildfire preventative maintenance goals.
	5.d. Educate community members on the dangers of wildfires and how to prepare for wildfire season.

PARTNERSHIP	IMPACT	COST	TIMING	PRIORITIZATION
Fire Department, Public Works, and CNS	HIGH	\$\$	SHORT	MEDIUM
Fire Department	HIGH	\$\$	SHORT	HIGH
Fire Department	HIGH	\$\$\$	MEDIUM	MEDIUM
Administration and City Council	MEDIUM	\$\$\$	MEDIUM	LOW
Fire Department and MAG	HIGH	\$	SHORT	HIGH

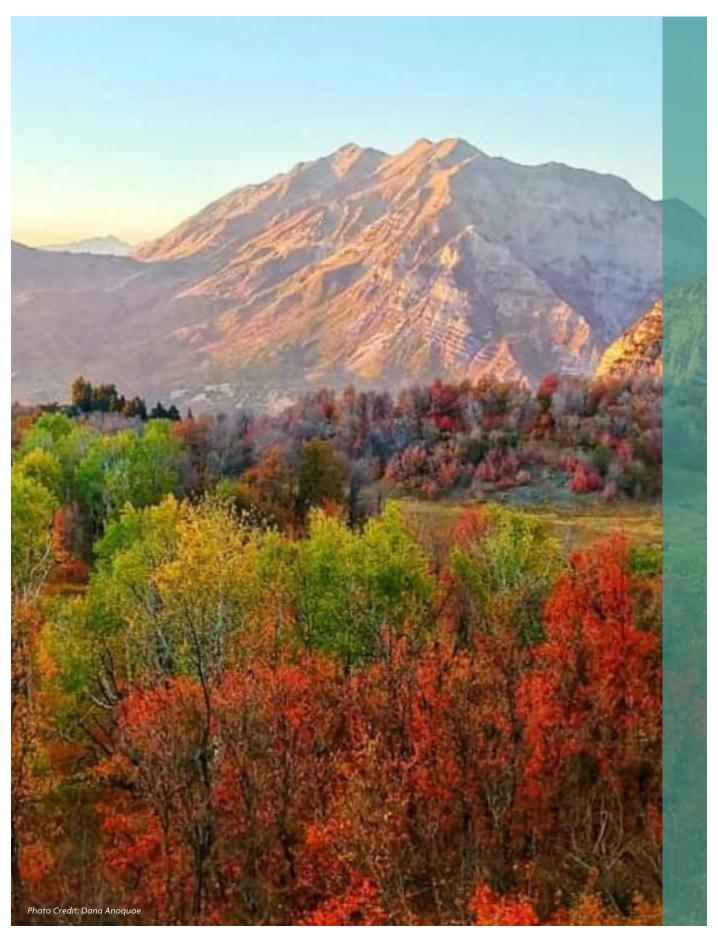


Additional Actions

Strategies and Actions

The following additional strategies and actions are reccomended universally for the success of the Plan. These Sustainability Coordiantor would lead these actions including the prioritization, budgeting and coordination.

STRATEGY	ACTION
Increase community participation and awareness	Improve sustainability page and increase visbility on city's website and/or create a newsletter
Increase city staff's participation and awareness	Establish a cross-departmental conservation and resiliency committee to build capacity/create department specific work plans to divide tasks
Incorporate the plan into city budgeting and prioritize actions	Incorporate conservation and resiliency performance into annual budgeting and provide recommendations for programs to support these goals.
Provide ongoing monitoring and periodic reporting	Create quarterly meetings to hold departments accountable for progress on targets
Create accountability and ownership	Establish clear roles and responsibilities for city staff, elected officials, boards and commissions and participants
Utilize alignment with the General Plan in decision making	Refer frequently to the General Plan as support for the conservation and resiliency targets
Explore partnerships in the community to increase awareness and capacity	Partner with public, private and nonprofit organizations to leverage available resources and promote participation and innovation
Build redundancy and resiliency into plan implementation	Ensure champions are supported with a co-champion structure and clear documentation system





Appendix A:2019 Benchmarking Studies

COMMUNITY	PROVO, UT	FORT COLLINS,	TEMPE, AZ	RENO, NV
Population	116,594	174,081	203,923	514,000
Growth since 2000 (%)	10.30%	32	23	41
University Town	Yes	Yes	Yes	Yes
Median Age	23.6	29.3	29.5	35.8
Median Income	15,450	29,477	30,221	31,399
Characteristics	Brigham Young University, largest city in Utah County	Colorado State University	Arizona State University	University of Nevada Reno
Geographic Assets	Provo River, Wasatch Front	Poudre River, Proximity to Rocky Mountains	Salt River, Proximity to Phoenix, arid climate	Truckee River, Sierra Nevadas, proximity to Tahoe, arid climate
Existing Sustainability Actions	Website, Sustainability and Natural Resource Committee	Climate Action Plan, Sustainability Department, Energy Policy, Road to Zero Waste Plan	Climate Action Plan	Sustainability and Climate Action Plan
Sustainability Plan Framework	N/A	STAR	LEED	STAR
Density (Pop/Sq Mile)	2,798	3,044	5,101	2,451

FORT COLLING CO.	TELADE A7	DENIO NIV
FORT COLLINS, CO	TEMPE, AZ	RENO, NV
80% decrease in GHG emissions by 2030	80% decrease in GHG emissions by 2050	80% decrease in GHG emissions by 2050
Carbon neutral by 2050	Carbon neutrality by 2060	
100% renewable by 2030	100% renewable by 2035	80% renewable by 2050
5% from local renewable sources by 2030		
75% diversion rate by 2020	25% solid waste diversion by 2020	50% recycling rate by 2025
Zero waste by 2030		Zero waste by 2050
130 gallons per capita per day by 2030	110 gal per capita per day	100% water source protection
No target found	25% urban tree canopy coverage by 2040	10% urban tree canopy coverage by 2036
Increase electric vehicle fleet	Carbon neutrality by 2050	80% decrease in municipal GHG emissions by 2050
At least 85% of recycled material is actually recycled (no year)	80% satisfaction with transit system by 2024	25% increase in green buildings by 2025
	2030 Carbon neutral by 2050 100% renewable by 2030 5% from local renewable sources by 2030 75% diversion rate by 2020 Zero waste by 2030 130 gallons per capita per day by 2030 No target found Increase electric vehicle fleet At least 85% of recycled material is	80% decrease in GHG emissions by 2050 Carbon neutral by 2050 Carbon neutral by 2050 Carbon neutrality by 2060 100% renewable by 2030 100% renewable by 2035 5% from local renewable sources by 2030 75% diversion rate by 2020 Zero waste by 2030 130 gallons per capita per day by 2030 No target found 25% urban tree canopy coverage by 2040 Increase electric vehicle fleet Carbon neutrality by 2050 At least 85% of recycled material is 80% satisfaction with transit system



Appendix B: Supplemental Baseline Data

The following tables present key data from the assessment for consideration in plan development moving forward.

RECOMMENDED KEY PERFORMANCE INDICATORS (KPIS) TABLE 1-1

CRITERIA	TOPIC	2019 METRIC	UNIT
Median AQI*	Air Quality	46	days
Registered LEED Projects*	Built Environment	9	-
GINI Index*	Economic	0.46	-
Resource Mix (% Low Carbon)	Energy Source, Efficiency, Usage	33	%
100 Year Flood (# of Buildings)	Flood Event Preparedness	48	-
Total GHG Emissions*	Carbon Footprint / Greenhouse Gas Emissions	1,053,127	mt CO2e
Average Evening Ambient Surface Temperature Deviation from Average	Human Comfort	40	% of Provo City
Residents within a $1/2$ Mile of a Park / Open Space	Human Health	86,106	people
EV Charging Stations*	Land Use Patterns	16	dual units
Vehicle Miles Traveled / Day*	Mobility	1,668,047	-
Tree Canopy	Natural Environment Health	pending	
Municipal Solid Waste Diversion Rate*	Waste Disposal & Diversion	26	%
Total Community Water Consumption*	Water Quality, Supply, Usage	6.9	billion gal
Total Overall Risk Rating	Wildland Fire Preparedness	6	moderate

^{*} Indicates that the KPI is also a LEED for Cities and Communities criteria

TABLE 1-2 **SUPPLEMENTAL PERFORMANCE METRICS (SPMS)**

CRITERIA	TOPIC	2019 METRIC	UNIT
Energy Consumption*	Energy Source, Efficiency, Usage	798,581	MWh
Daily Transit Boardings (Provo City)	Mobility	16,058	-
Internal Trips as % of Total Trips	Mobility	35	%
Bikes Lanes	Mobility	48.90	miles
Trails	Mobility	58.26	miles
Total Municipal Solid Waste Generated*	Waste Disposal & Diversion	22,304.75	tons
Total Recycle Materials Recycled	Waste Disposal & Diversion	2,595	tons
Total Green Waste Collected	Waste Disposal & Diversion	5,271	tons
Total Available Supply Broken Down by Sources	Water Quality, Supply, Usage	8.42	billion gal
Total AOI for Moderate Wildfire Threat	Wildland Fire Preparedness	22,895	acres

^{*} Indicates that the SPM is also a LEED for Cities and Communities criteria

TABLE 1-3 ADDITIONAL LEED FOR CITIES & COMMUNITIES METRICS

CRITERIA	TOPIC	2019 METRIC	UNIT
AQI Unhealthy for Sensitive Group Days	Air Quality	1	day
Unemployment Rate	Economic	4.5	%
Median Household Income in the Last 12 Months	Economic	53,864	\$
Median Gross Rent of a Household Income	Economic	32.3	%
High School Graduate or Higher	Demographics / Quality of Life	96	%
Bachelor's Degree or Higher	Demographics / Quality of Life	45	%
Violent Crime	Demographics / Quality of Life	135	-

Data Notes

In all cases, sources are noted for ease of replicability and comparative purposes. Not all metrics are all inclusive, and in some cases they will need to be refined based on future efforts as part of the Conservation and Resilience Plan. Some specific data points worth of special mention include:

Greenhouse Gas metrics

The latest relatively full public data set that was available was from 2016, and while it included the major sources of energy generation and transportation, it excluded all additional sources. A complete GHG Inventory is outside the scope of this baseline effort, but the calculation workbook and sources will expedite the process of developing a complete GHG Inventory.

Air Quality

While Median Air Quality is an appropriate metametric to monitor over time, this datapoint is based on two regional air quality monitors, neither of which is located in Provo. In addition, the sustainability committee has indicated a preference for alternate metrics, and there are additional monitoring stations with data available to represent air quality in more robust ways that could be more relatable over time. Using the purple air monitoring and recently installed air monitors in the City to develop better SPMs in the meantime and then elevating an appropriate one to the Air Quality KPI is recommended.

Energy

Electricity use is a readily available and relatively representative metric for energy consumption, though the (pending) lack of natural gas information is limiting. Especially with the trend towards electrification and increased lower-carbon resources as part of Provo Power's generation mix, the City may want to see increasing electricity consumption where it replaces natural gas and transportation fuel alongside lower electrical consumption for other uses in buildings.

Vehicle Miles Traveled (VMT)

In terms of overall traffic reduction, VMT is the appropriate metric and readily available from MAG year over year. Other trends in sustainability such as vehicle electrification may be underrepresented in this metric and will be better represented in other metrics and not create enough of an impact on this metric to cancel out the benefit of using it as a KPI.

Solid Waste

Waste metrics are based on City provided services and may exclude or undercount certain sectors such as commercial, multi-family, and construction waste. Recycled material (or total recyclable material collected, subtracting the contaminated materials) has not been calculated, but this effort may be useful for helping to convey impacts of proper recycling if it can be calculated easily by City staff.



