



**PROVO NEIGHBORHOOD
DISTRICT PROGRAM**

Welcome to your Neighborhood District Meeting!

Sign in, get food, sit down, make a difference!



NEIGHBORHOOD DISTRICT PROGRAM

*Now Accepting Applications
for Executive Board*

- ▶ Listen to Your Neighbors
- ▶ Shape the Agenda
- ▶ Keep Everyone Informed
- ▶ Represent Your Community
- ▶ Get Funding
- ▶ Organize Events

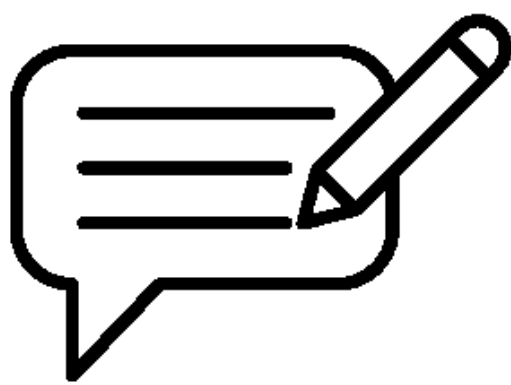
Development Process



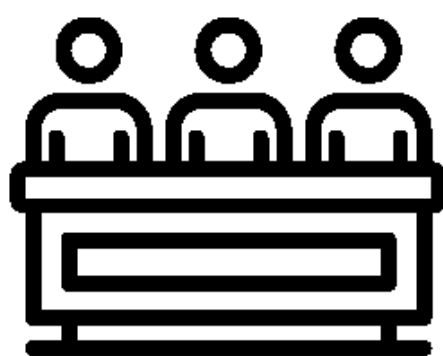
Idea



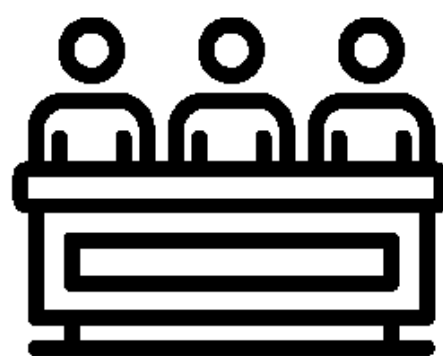
Application



*Department
Reviews*



*Planning
Commission
recommends*



*City
Council
decides*

- **District Meeting early in the process - less detail, but more resident input.**
- **District Meeting late in the process - more detail, but less resident input.**

September 30, 2024



To: Aaron Ardmore, planning manager Provo City

RE: Petition for Zone Change – Meadows at Utah Lake

Parcel: 21:056:0054, 21:056:0078, 21:056:0073 and 21:056:0077

Dear Planning Department,

I represent the Brown and Cox Family. I am writing to formally request a zone change for the property identified as tax parcels 21:056:0054, 21:056:0078, 21:056:0073 and 21:056:0077. The current zoning is a combination of A15 Agricultural Zone, RA Residential Agricultural Zone, and R18- PD. We are requesting the property to be reclassified entirely as R18-PD. This request is consistent with the current general plan, which has designated this area for residential development.

We are asking that this property be given the PD zone overlay per Zoning Code 14.31.060.

Goals of Meadows at Utah Lake

- High Quality Housing Project | Targeting Provo’s growing population
- Diversity of Housing Product Type | At least 4 different variety of housing options covering everything from young single professionals to active adults
- Affordable Housing Component | Allow for diversity of income options defined by eighty percent (80%) AMI (average median income)
- Emphasis on Owner Occupied | Establishing a community that promotes home ownership
- Enhance the Pond area to make it a beautiful recreational feature for residents to enjoy

Reasons for the Request:

1. **Consistency with the General Plan:** The general plan has identified this area for residential purposes, making this zone change consistent with the long-term vision and objectives for the community.
2. **Meeting Community Needs:** The demand for single-family residential housing has increased in the community. By changing the zoning to R18-PD, we can meet this growing demand, provide additional housing options (especially for those that need affordable housing), and support community development goals.
3. **Efficient Use of Land:** The current A15 Agricultural and RA Residential Agricultural zoning may not represent the highest and best use of this land, given its location and surrounding development. A rezone R18-PD zone will ensure that the land is utilized efficiently, supports sustainable development, and contributes positively to the local neighborhoods and economy.

4. **Alignment with Infrastructure and Services:** The area is already supported by the necessary infrastructure and services required for residential development, including access to roads, utilities, and public services. The development may have to participate in installing a new sewer line to the existing lift station.
5. **Positive Impact on the Community:** This zone change will contribute to the overall enhancement of the community and supports the city's goals for balanced development. It will provide additional opportunities for home ownership in the fast-growing and beautiful area near Utah Lake.

Considering these points, I respectfully request approval for the zone change from A15 Agricultural Zone and RA Residential Agricultural Zone to R18-PD zone.

I have included exhibits that identify the concept plan, samples of different property types, zoning, general plan, and property legal descriptions for the area proposed to be rezoned.

I am available to discuss this matter further and provide any additional information you may require.

Thank you for your time and consideration of this petition.

Sincerely,

Signature of Agent:

Daniel Ford

Dan Ford, MBA

Senior Vice President | Utah

dan.ford@colliers.com | [View my profile](#)

Direct: +1 801 666 5502 | Mobile: +1 801 420 0137

2100 Pleasant Grove Blvd. Suite 200 | Pleasant Grove, Utah 84062 | USA

Exhibit 1: Concept Plan



THE MEADOWS AT UTAH LAKE

PROVO, UTAH COUNTY
 9/25/2024
 23-0452



Exhibit 2: Examples of Product Diversity


Exhibit 2.1- Single Family Large Lots (actual product may vary)




SQ FT
2,560


BEDS
4


BATH
3

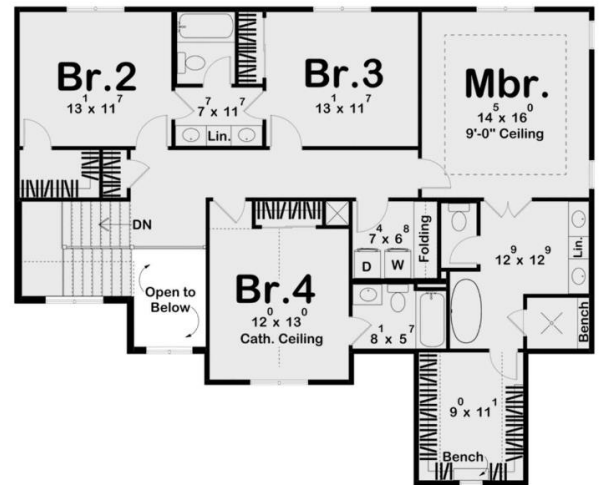
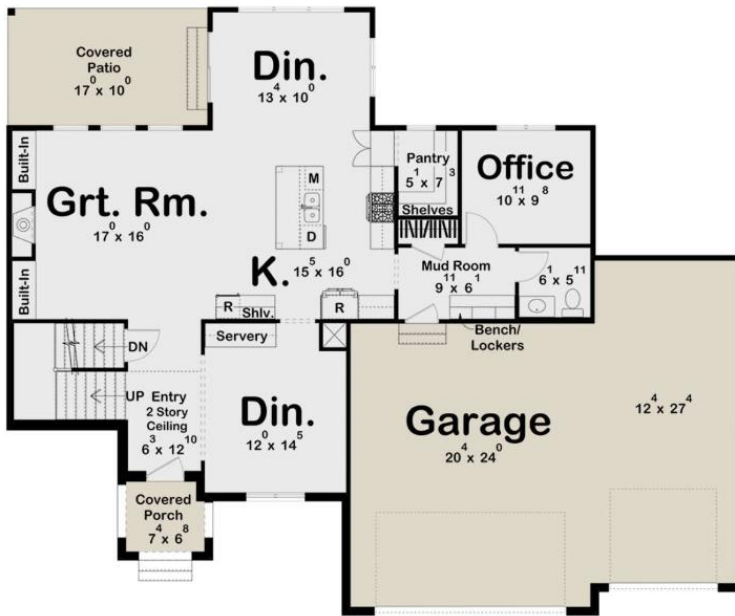

1/2 BATHS
1


CAR
2


STORIES
2


WIDTH
44'


DEPTH
56'



SQ FT
2,761



BEDS
4



BATH
3



1/2 BATHS
1



CAR
3



STORIES
2



WIDTH
62'



DEPTH
51'

Exhibit 2.2- Patio Home Options (Actual product may vary)

(This is an actual project we did in Lehi.)

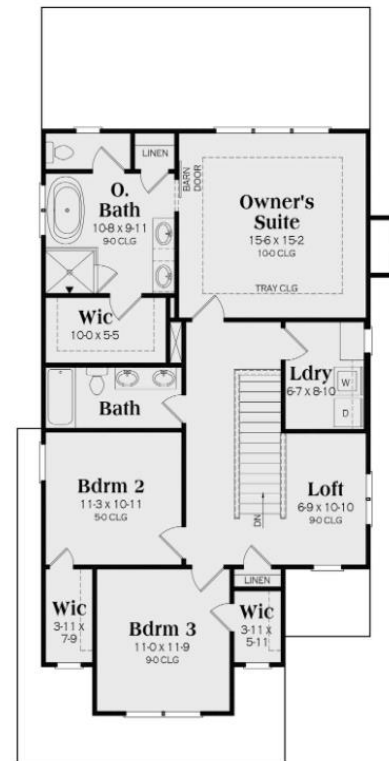
Single Family Detached - Single Story 1,858 SF

3 Bed, 2.5 Bath





Patio Home Options (Cont.)



SQ FT
1,977



BEDS
3



BATH
2



1/2 BATHS
1



CAR
2



STORIES
2


Patio Home Options (Cont.)




SQ FT
1,597


BEDS
3


BATH
2


1/2 BATHS
0


CAR
2

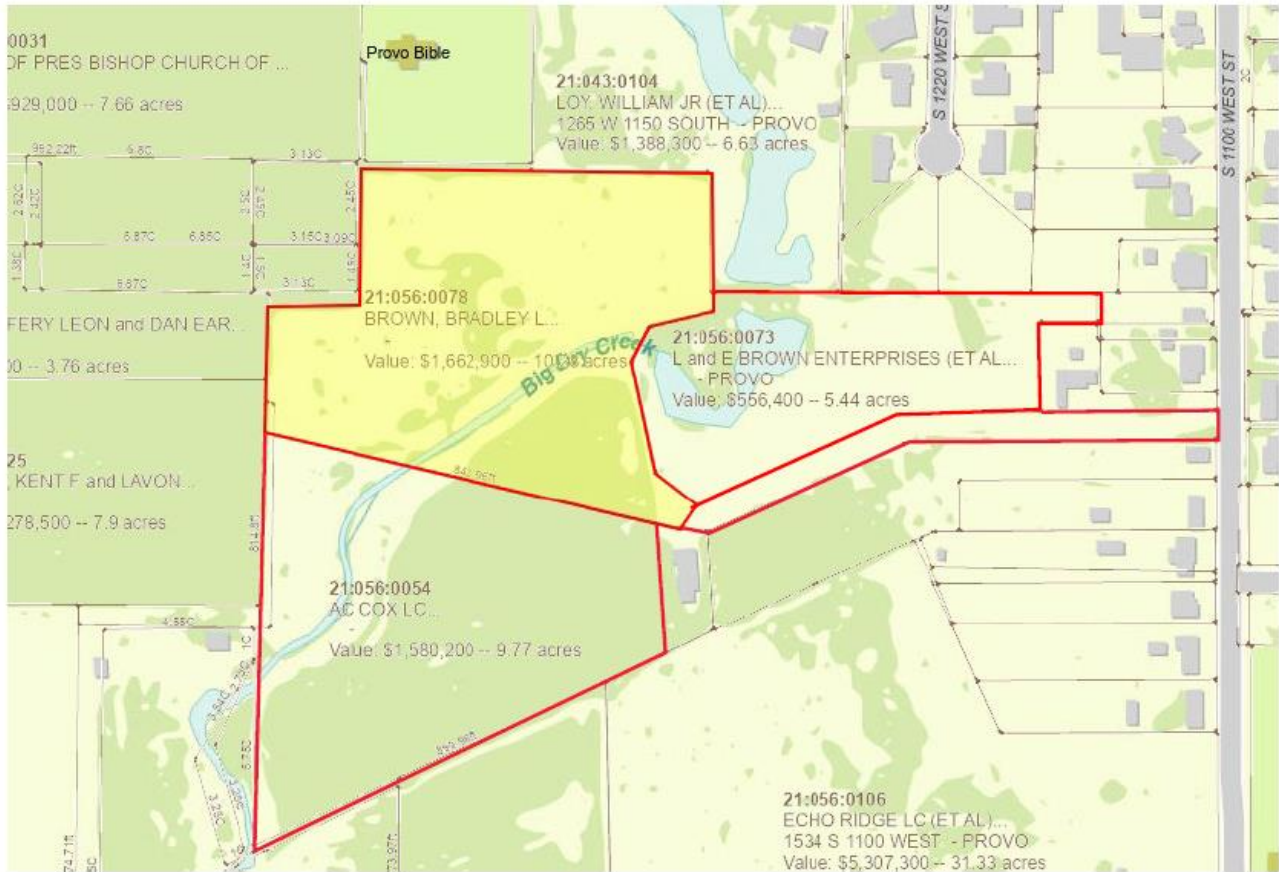

STORIES
1


WIDTH
29' 8"


DEPTH
77' 4"

Exhibit 3 – Property Location and Parcel Identification

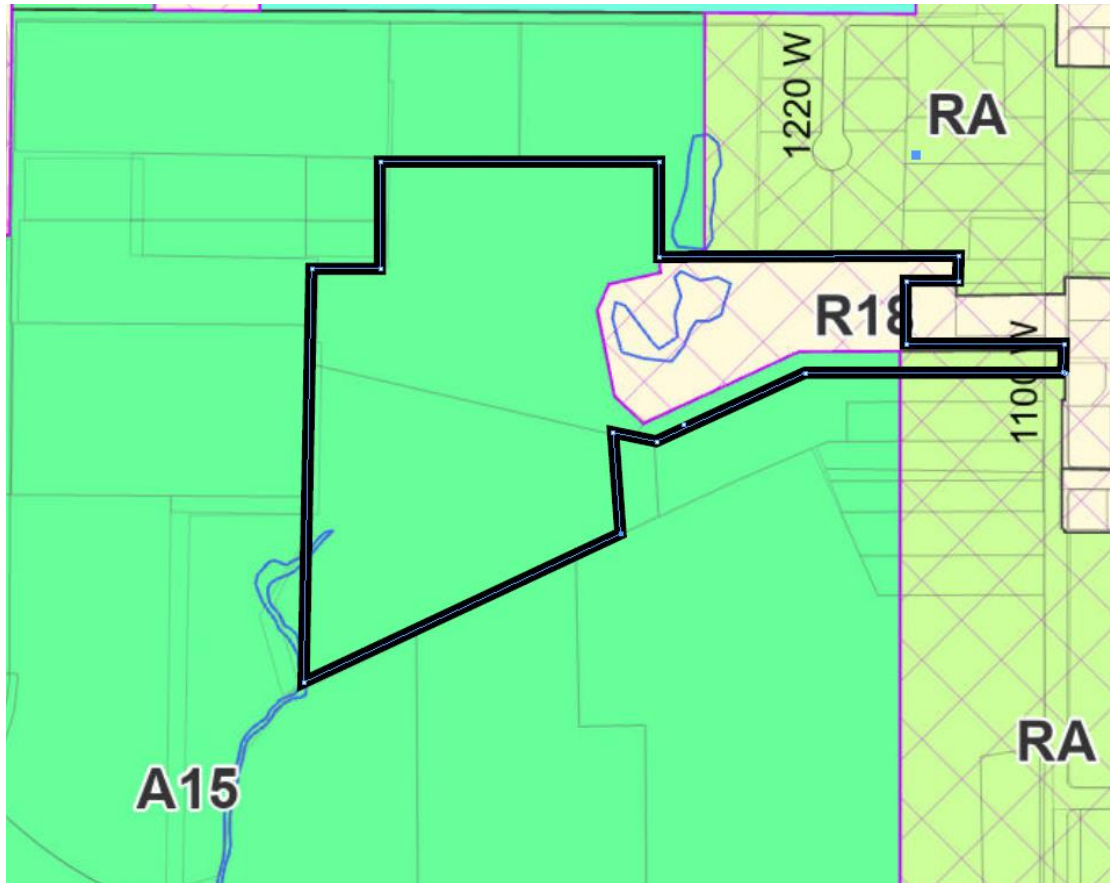
Property Details:



Approximate Property Address: 1344 S 1100 West, Provo

Parcel Numbers:	21:056:0078	10.28 Acres
	21:056:0073	5.44 Acres
	21:056:0054	9.77 Acres
	21:056:0077	1.39 Acres
	Total Acres:	26.88 Acres

Exhibit 4 – Current Zoning



R18 One Family RA - Residential

Principal uses are one family detached dwellings with car-ports/garages, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: R1.8 8,000 sq. ft.; 80 ft. width

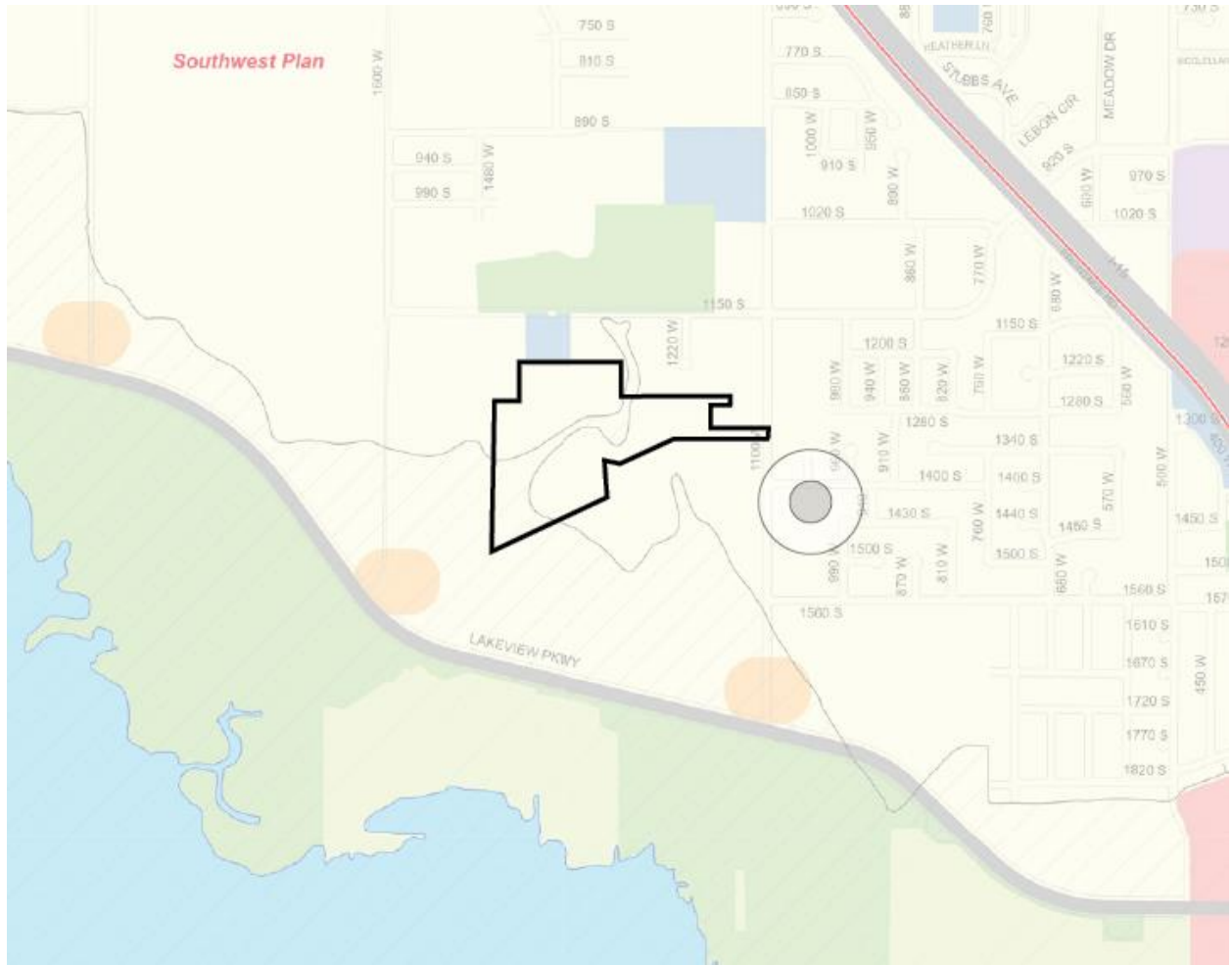
A15 Agricultural Zone

Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.5 ~ 5 Acres

RA Residential Agricultural Zone

A zone to harmoniously integrate residential uses with incidental agricultural pursuits. Principal uses include one family detached dwellings with limited animal rights. Minimum lot size is one-half acre.

Exhibit 5 – General Plan



Residential

This designation 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.

Exhibit 6 – Legal Descriptions

Parcel: 21:056:0077

COM S 334.25 FT & E 1909.12 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 89 DEG 28' 30" W 631.4 FT; S 65 DEG 53' 30" W 439.36 FT; S 35 DEG 54' 30" W 56 FT; S 84 DEG 5' 30" E 56 FT; N 65 DEG 53' 30" E 427.67 FT; N 89 DEG 28' 30" E 618.21 FT; N 1 DEG 1' 24" E 56.03 FT TO BEG. AREA 1.392 AC.

Parcel: 21:056:0073

COM S 155.92 FT & W 987.79 FT FR NE COR. SEC. 14 T7S R2E SLB&M.; S 0 DEG 4' 29" W 54.87 FT; N 89 DEG 54' 35" W 121.85 FT; S 0 DEG 31' 30" E 179.9 FT; S 89 DEG 28' 30" W 280.48 FT; S 65 DEG 53' 30" W 439.36 FT; N 51 DEG 40' 23" W 103.69 FT; N 11 DEG 42' 19" W 224.4 FT; N 27 DEG 23' 29" E 75.92 FT; N 76 DEG 46' 30" E 130.55 FT; N 0 DEG 1' 42" W 37.28 FT; S 89 DEG 51' 5" E 766.65 FT TO BEG. AREA 5.439 AC.

Parcel: 21:056:0078

COM S 124.67 FT & E 29.59 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; N 89 DEG 6' 0" E 182.5 FT; N 0 DEG 49' 30" E 267.5 FT; S 89 DEG 10' 30" E 695.47 FT; S 0 DEG 18' 30" E 272.78 FT; S 76 DEG 59' 30" W 131.9 FT; S 27 DEG 27' 30" W 76.53 FT; S 11 DEG 46' 50" E 224.58 FT; S 51 DEG 35' 0" E 104.5 FT; S 35 DEG 54' 30" W 56 FT; N 76 DEG 52' 31" W 843.96 FT; N 1 DEG 46' 17" E 248.2 FT TO BEG. AREA 10.278 AC.

Parcel: 21:056:0054

COM S 374.23 FT & E 22 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 76 DEG 52' 31" E 797.48 FT; S 3 DEG 20' 30" E 255.44 FT; S 65 DEG 8' 30" W 899.96 FT; N 1 DEG 45' 38" E 814.8 FT TO BEG. AREA 9.767 AC.

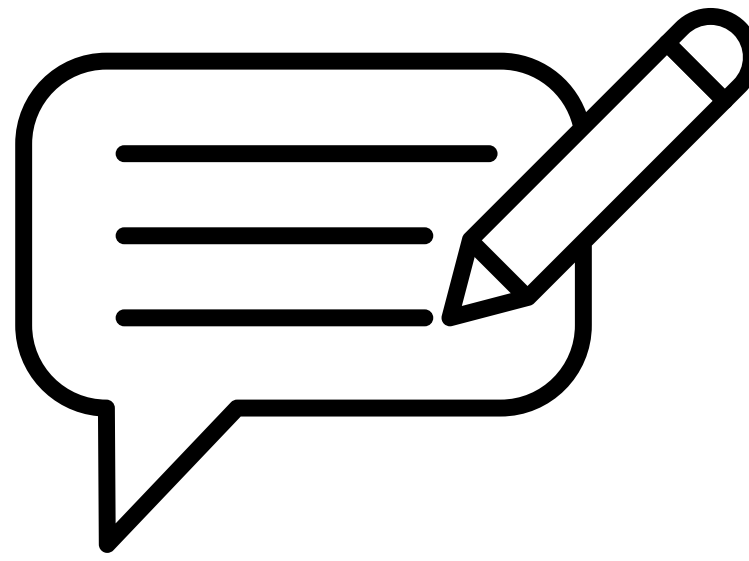
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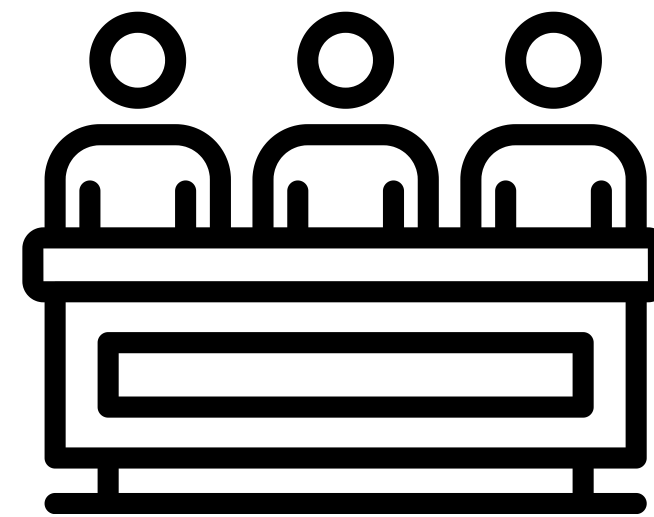
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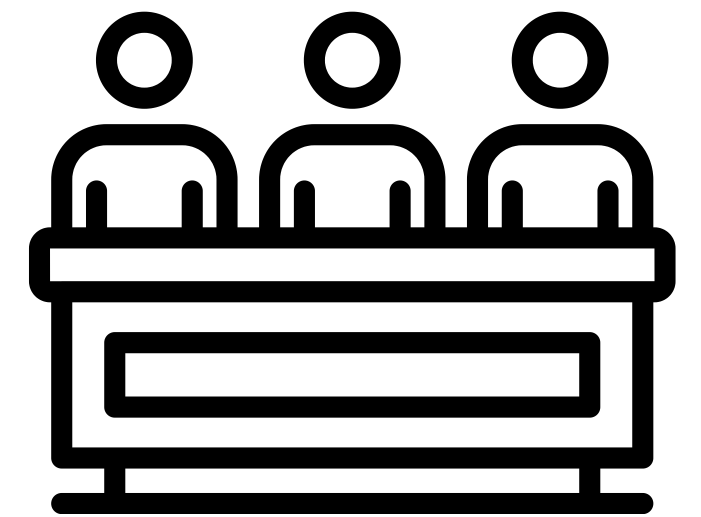
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1992 N Geneva Road

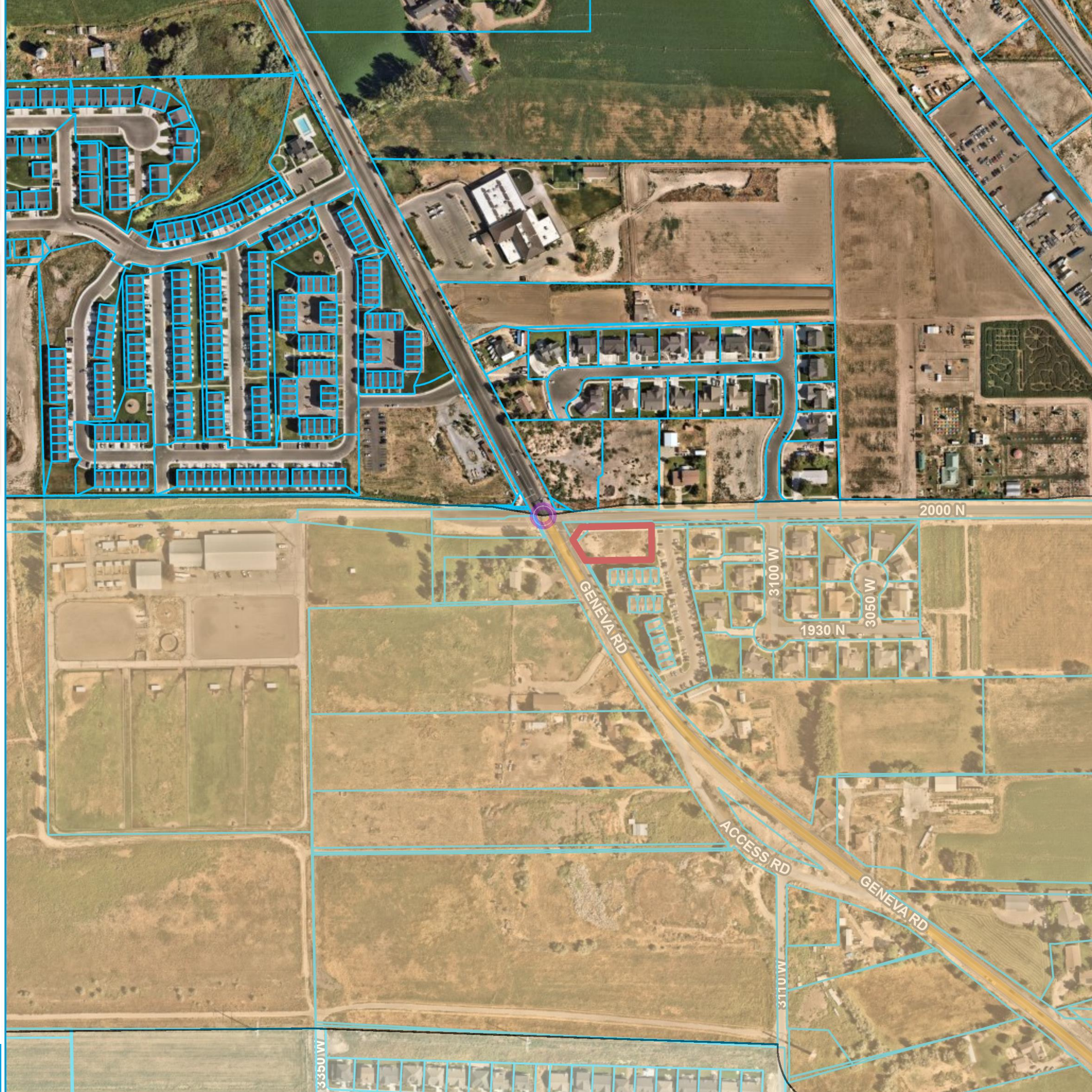
- Current Zone: R1.20
- Proposed Zone: LDR
- General Plan: Mixed Use



Aerial Image



Zone Map



General Plan Map

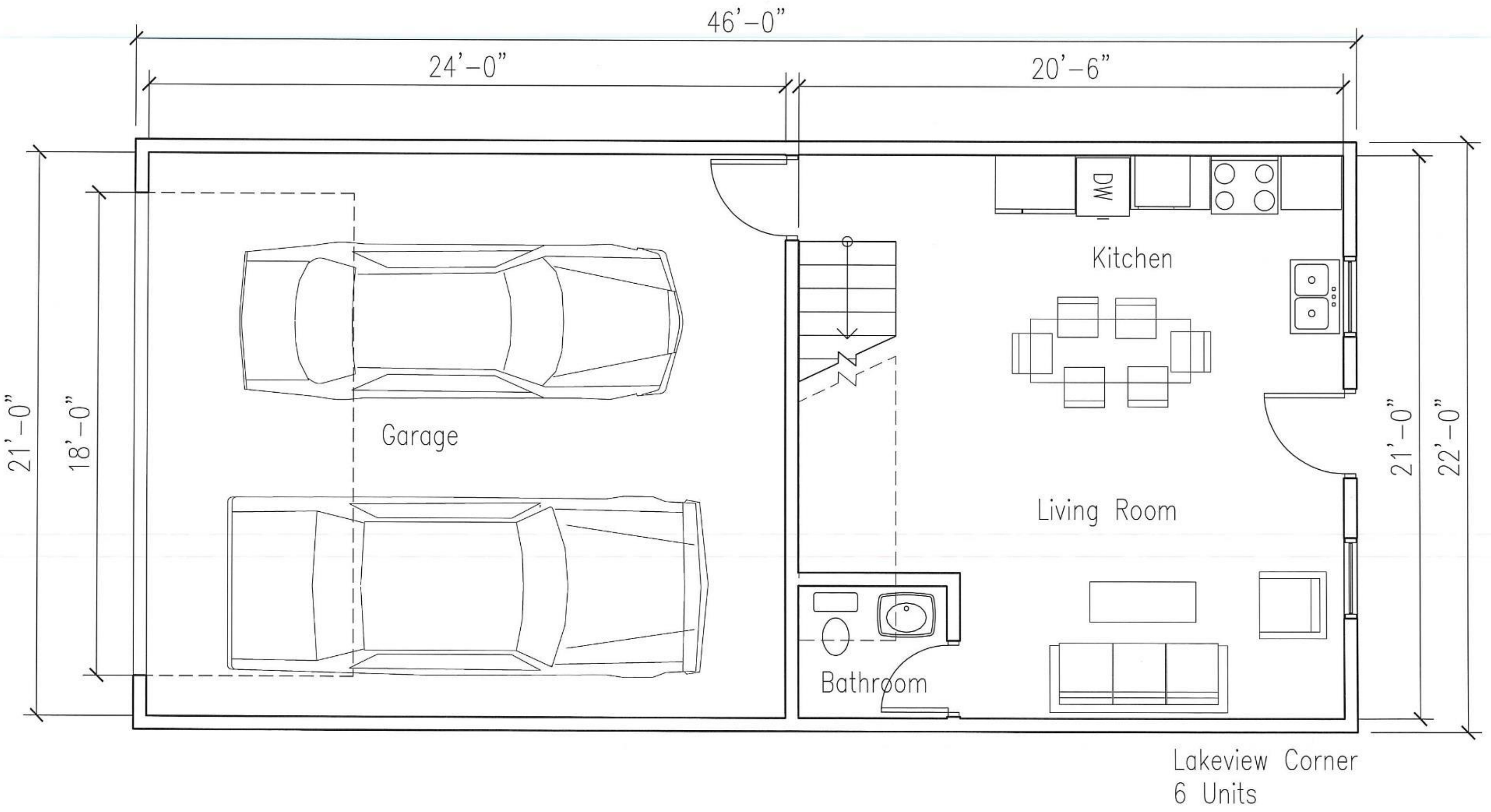
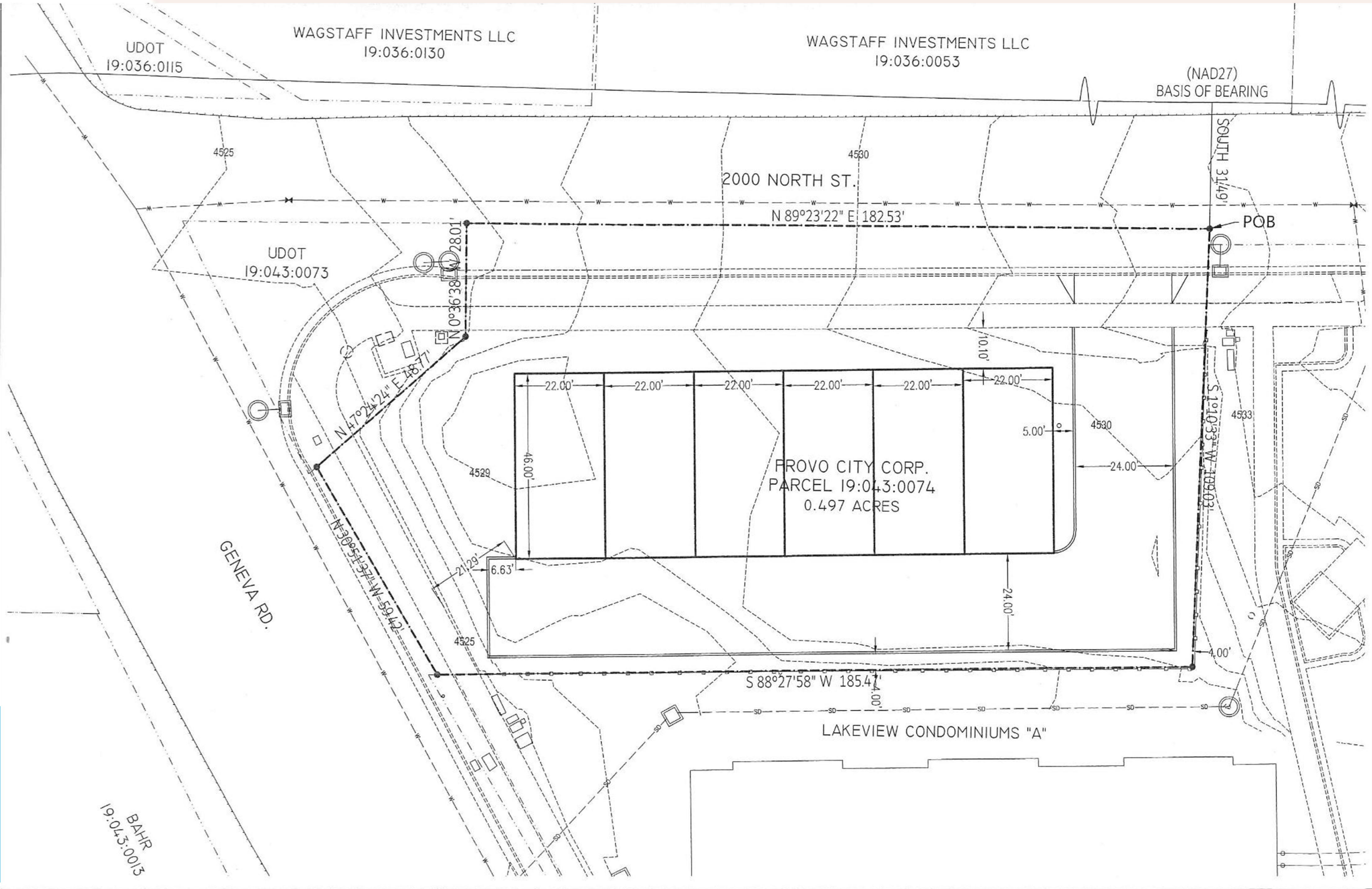
1992 N Geneva Road

- Current Zone: R1.20
- Proposed Zone: LDR
- General Plan: Mixed Use
- Proposal: 6 Townhomes (for-sale)

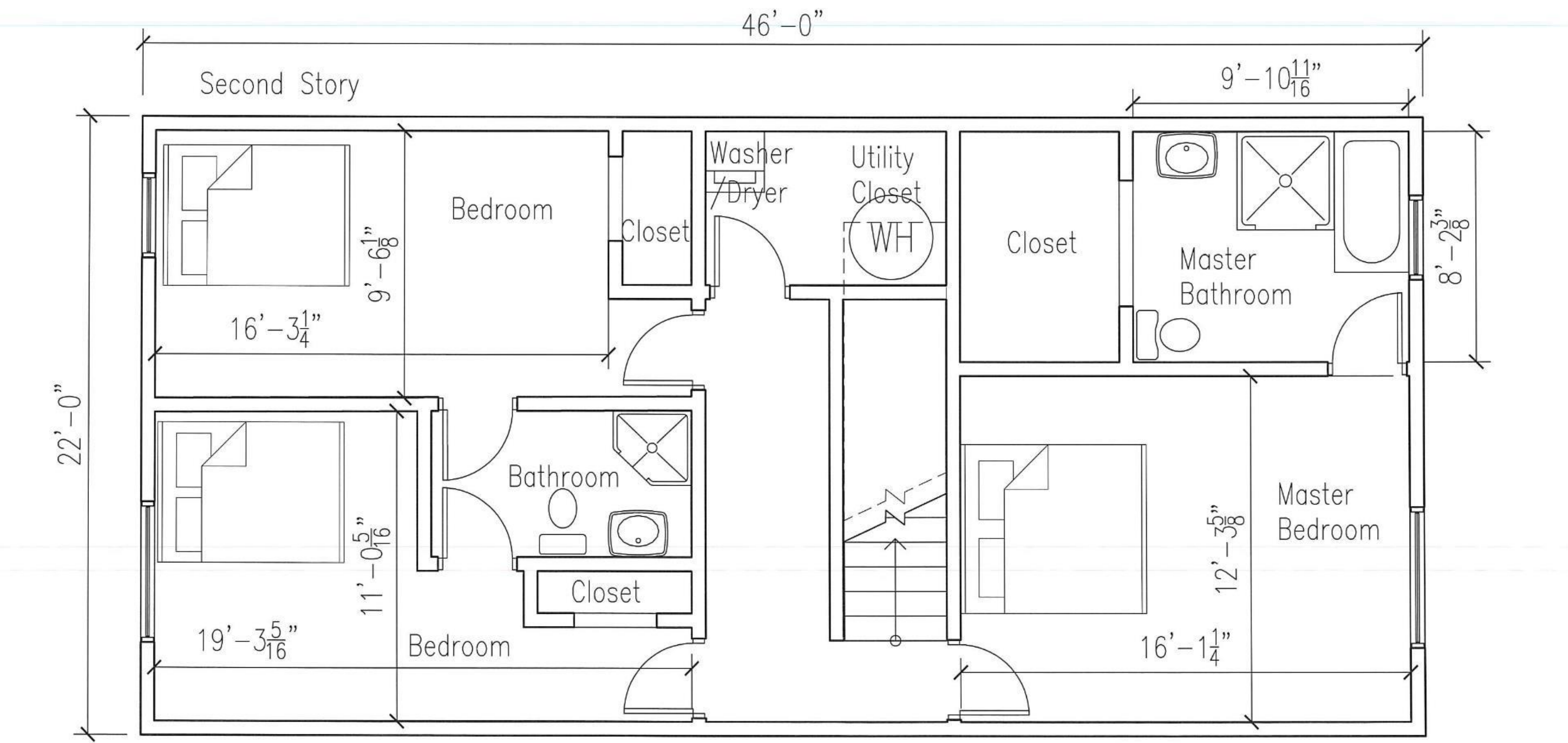


1992 N Geneva Road

- Current Zone: R1.20
- Proposed Zone: LDR
- General Plan: Mixed Use
- Proposal: 6 Townhomes (for-sale)
 - 3-bed units
 - 2-car garages
 - Provo Housing Partnership



Lakeview Corner 6 Units



Lakeview Corner 6 Units

1992 N Geneva Road

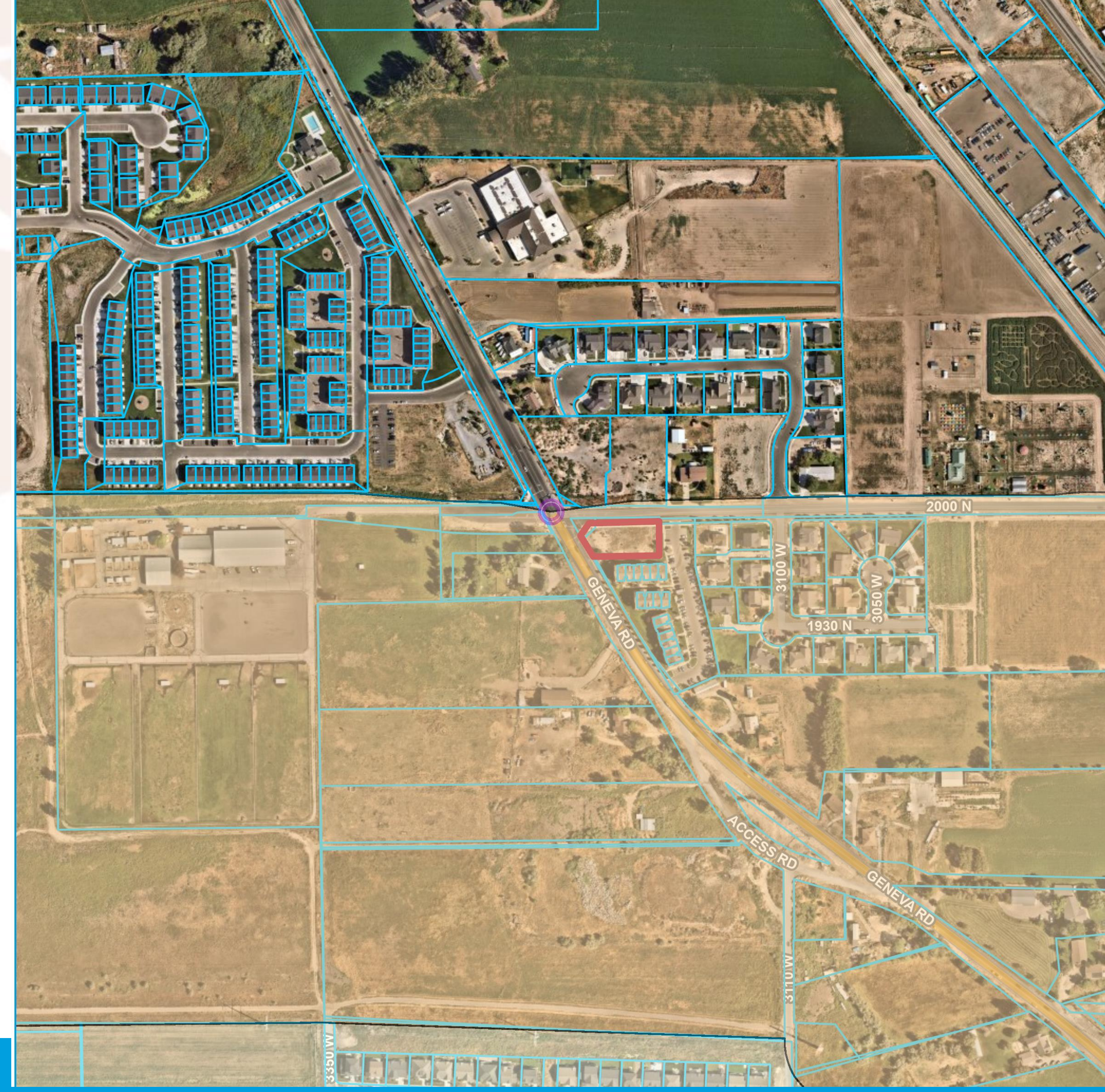
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- Proposed Zone: LDR
- General Plan: Mixed Use



Aerial Image



Zone Map



General Plan Map

1992 N Geneva Road

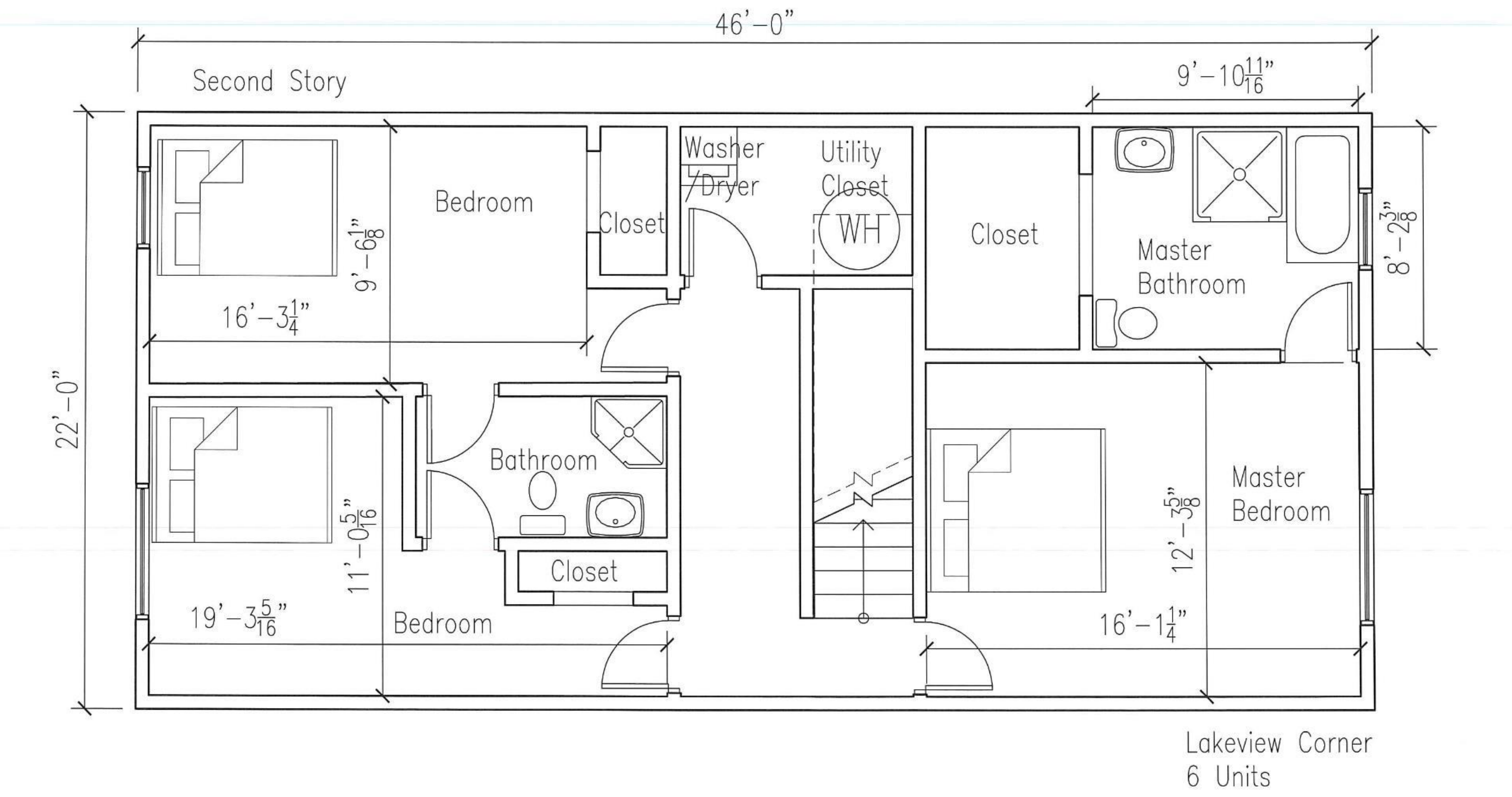
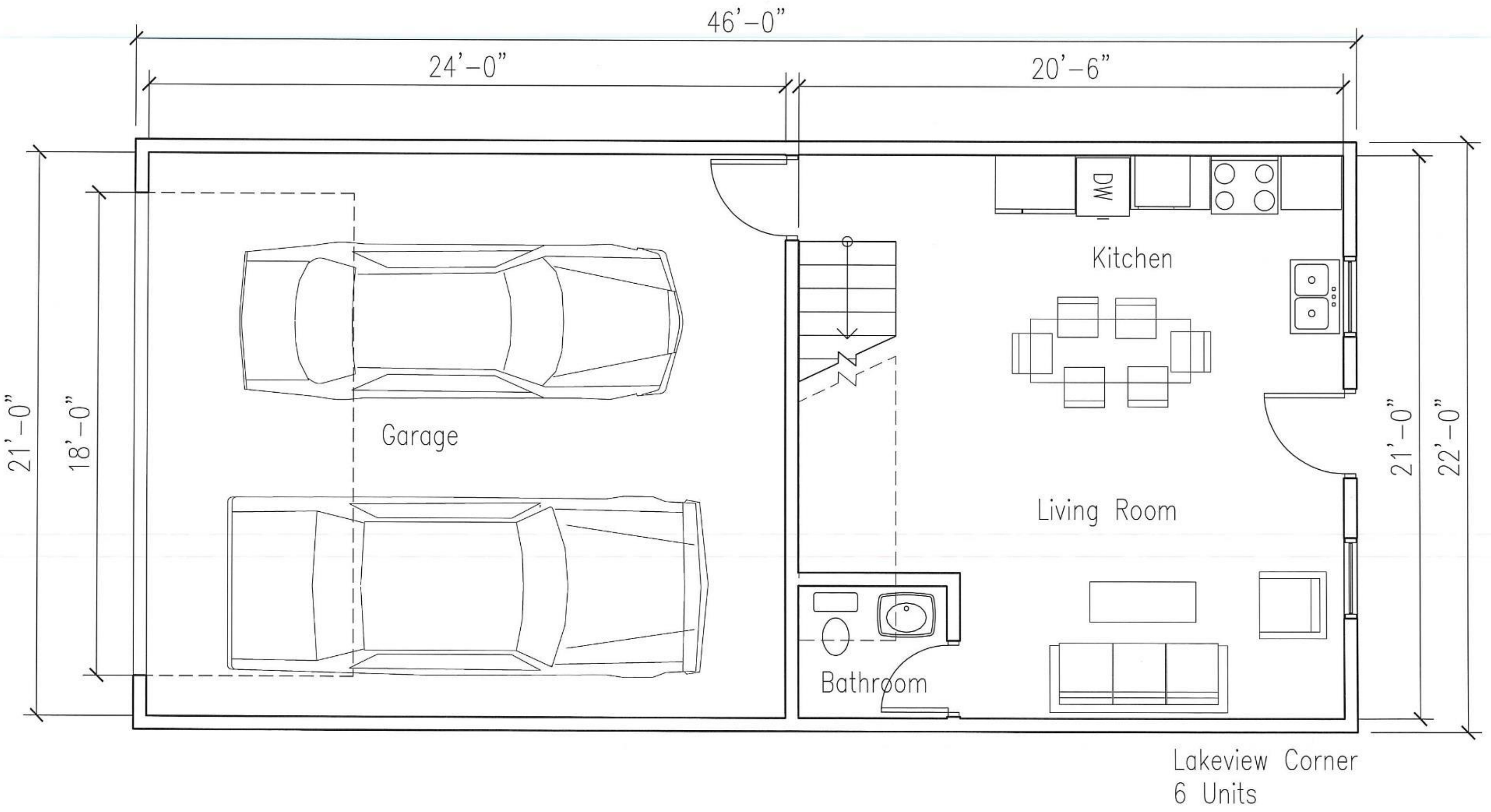
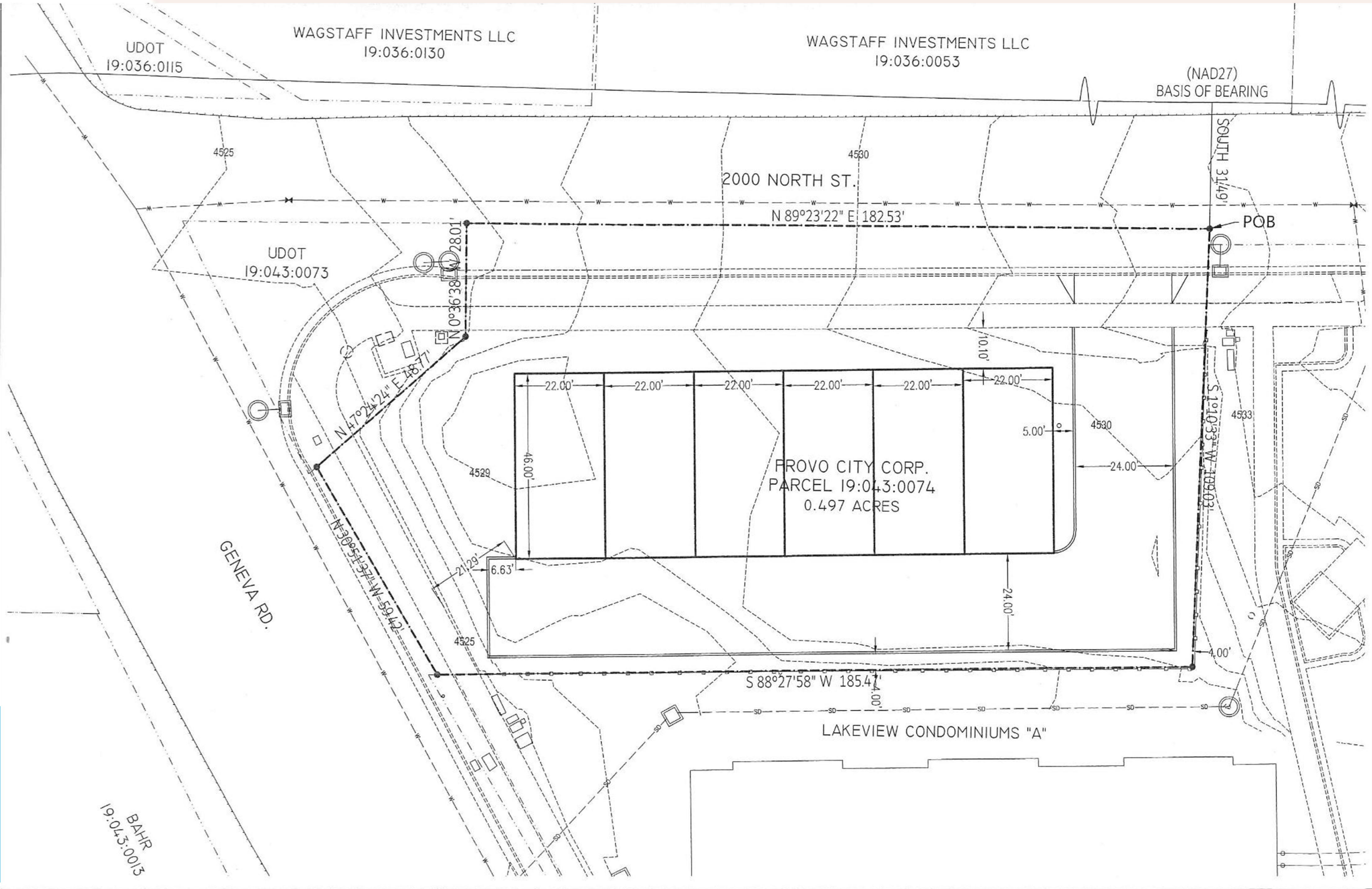
- Current Zone: R1.20
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- Proposal: 6 Townhomes (for-sale)



1992 N Geneva Road

- Current Zone: R1.20
- Proposed Zone: LDR
- General Plan: Mixed Use
- Proposal: 6 Townhomes (for-sale)
 - 3-bed units
 - 2-car garages
 - Provo Housing Partnership



What is an ADU?

Accessory Dwelling Unit



AI Generated example of a detached ADU

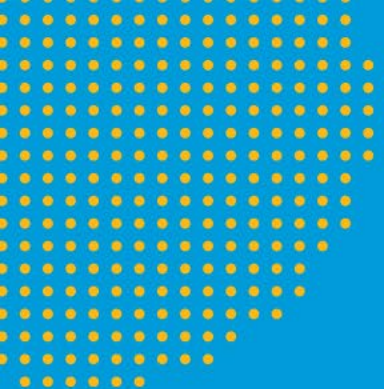
Otherwise known as:
Accessory apartment
Guest house
In-Law apartment
Secondary dwelling unit
Basement apartment
Granny flat

Clarify standards to ADUs (PLOTA20240274)

Currently, Provo City staff check for owner occupancy during the Rental Dwelling License (RDL) process for ADUs, but it is not an explicit requirement for the initial application. These amendments enable staff to proactively check owner occupancy status, make the owner occupancy requirement clearer to applicants, aid enforcement for over-occupancy, and adds provisions for properties owned by a trust or LLC.

- Planning Commission voted 4:1 to recommend denial to the City Council at their October 23rd meeting.
- The City Council will hear this item at their November 19th meeting at 5:30 PM in the City Hall Council Chambers (or email the City Council at council@provo.org).





1020 SOUTH TRAFFIC STUDY

By Vern Keeslar, Traffic Manager

July 16, 2024



Area Map



- Functional Classification is a Local street

Crash Data

- January 1, 2021 through December 31, 2023
- 2 crashes reported (1 in 2021, 1 in 2022)
 - Intersection related, angle collision
- Crash severity
 - No injuries
- Crash information
 - Crash occurred on a dry roadway surface condition with clear weather
 - Crashes occurred in daylight conditions

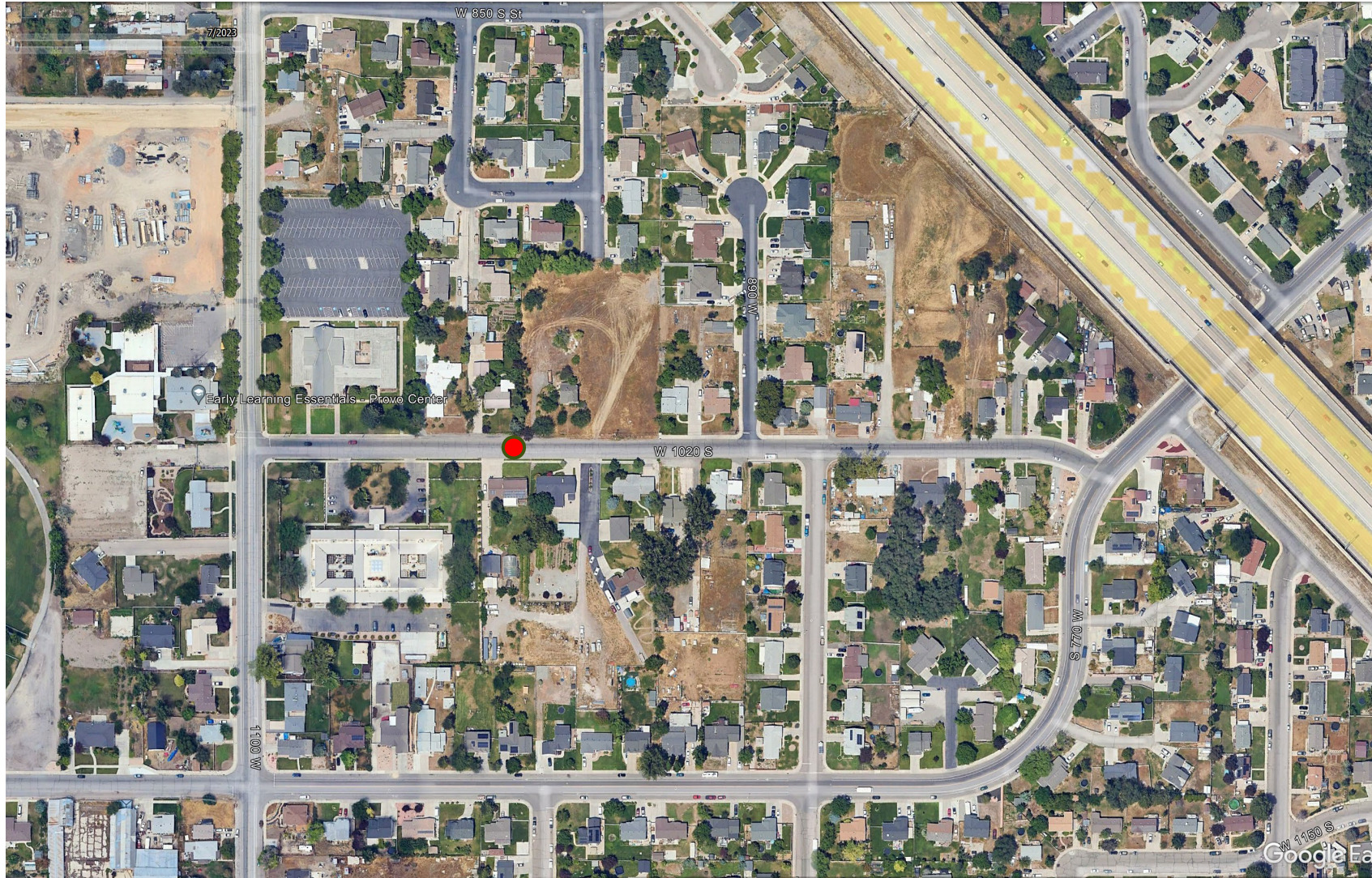
Crash Data Location Map



Definitions

- The average speed is the summation of the spot-measured speeds at a specific location of vehicles divided by the number of vehicles observed
- The 85th percentile speed is the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point
- The volume is the number of vehicles that pass the monitoring point
- The directional distribution is the percentage of total two-way traffic that occurs by direction measured for hourly, daily, or season variation

Speed and Volume Monitoring Location



Speed Results

- Dates included March 6, 7, 8, and 9, 2024 (Wednesday-Saturday)
- 77 hours total
- Posted speed limit is 25 mph
- Eastbound average speed 27 mph, 85% speed 33 mph
- Westbound average speed 26 mph, 85% speed 29 mph
- Overall average speed 26 mph
- Overall 85% speed 30 mph
- Eastbound highest speed recorded was in the 46-50 mph category (8)
- Westbound highest speed recorded was in the 36-40 mph category (1)

Volume Results

- Dates included March 6, 7, 8, and 9, 2024 (Wednesday-Saturday)
- 77 hours total
- Eastbound total vehicles 2,882, which averages 38 vehicles per hour or 912 daily
- Westbound total vehicles 3,317, which averages 44 vehicles per hour or 1,056 daily
- The daily directional distribution is 46% eastbound 54% westbound
- Overall total vehicles were 6,199 which averages 81 vehicles per hour or 1,944 vehicles daily

Summary

- 1 crash reported
- Overall average speed 26 mph
- Overall 85% speed 30 mph
- Overall total vehicles were 6,199 which averages 81 vehicles per hour or 1,944 vehicles daily

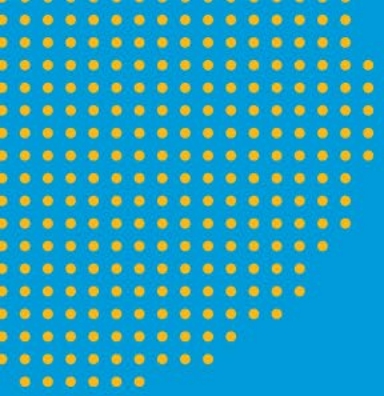
Possible Solutions

- Install one 25 mph sign on 1020 South just west of 770 West (eastbound speed limit sign is existing)
- Provide speed information to Provo City Police Department for traffic enforcement

Contact Information

- Vern Keeslar, AICP, Traffic Manager
 - Phone: 801-852-6783
 - Email: vkeeslar@provo.org
 - Address: 1377 South 350 East, Provo, UT 84606





500 WEST 1200 SOUTH TRAFFIC STUDY

By Vern Keeslar, Traffic Manager

October 15, 2024



Area Map



- The Functional Classification for 500 West is a Minor Arterial road
- The Functional Classification for 1200 South is a Collector road

Crash Data

- January 1, 2021 through December 31, 2023
- Two crashes reported (both in 2022)
- Crash severity
 - No injury, property damage only
- Crash information
 - Angle crash
 - One dry, clear, and daylight conditions
 - One wet, snowing, and daylight conditions

Crash Location Map



Definitions

- The average speed is the summation of the spot-measured speeds at a specific location of vehicles divided by the number of vehicles observed
- The 85th percentile speed is the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point
- The volume is the number of vehicles that pass the monitoring point
- The directional distribution is the percentage of total two-way traffic that occurs by direction measured for hourly, daily, or season variation

Speed and Volume Monitoring Locations



Speed Results 500 West

- Dates included April 18, 19, 20, and 21, 2024 (Thursday through Sunday)
- 77 hours total
- Posted speed limit is 25 mph
- Northbound average speed 40 mph, 85% speed 43 mph
- Southbound average speed 30 mph, 85% speed 36 mph
- Overall average speed 34 mph
- Overall 85% speed 42 mph
- Northbound highest speed recorded was in the 51-55 mph category (11)
- Southbound highest speed recorded was in the 71-75 mph category (2)

Speed Results 1200 South

- Dates included April 18, 19, 20, and 21, 2024 (Thursday through Sunday)
- 79 hours total
- Posted speed limit is 25 mph
- Eastbound average speed 25 mph, 85% speed 29 mph
- Westbound average speed 34 mph, 85% speed 39 mph
- Overall average speed 28 mph
- Overall 85% speed 37 mph
- Eastbound highest speed recorded was in the 66-70 mph category (5)
- Westbound highest speed recorded was in the 46-50 mph category (11)

Volume Results for 500 West

- Dates included April 18, 19, 20, and 21, 2024 (Thursday through Sunday)
- 79 hours total
- Northbound total vehicles 7,146, which averages 91 vehicles per hour or 2,184 daily
- Southbound total vehicles 8,629, which averages 110 vehicles per hour or 2,640 daily
- The daily directional distribution is 46% northbound 54% southbound
- Overall total vehicles were 15,775, which averages 200 vehicles per hour or 4,800 vehicles daily

Volume Results for 1200 South

- Dates included August 28, 29, 30, and 31, 2024 (Wednesday through Saturday)
- 77 hours total
- Eastbound total vehicles 8,496, which averages 111 vehicles per hour or 2,664 daily
- Westbound total vehicles 9,684, which averages 126 vehicles per hour or 3,024 daily
- The daily directional distribution is 47% eastbound 53% westbound
- Overall total vehicles were 18,180, which averages 237 vehicles per hour or 5,688 vehicles daily

Summary

- Two crashes reported
- 500 West Summary
 - Overall average speed 34 mph
 - Overall 85% speed 42 mph
 - Overall total vehicles were 15,775, which averages 200 vehicles per hour or 4,800 vehicles daily
- 1200 South Summary
 - Overall average speed 28 mph
 - Overall 85% speed 37 mph
 - Overall total vehicles were 18,180, which averages 237 vehicles per hour or 5,688 vehicles daily

Possible Solutions

- Provide speed information to Provo City Police Department for traffic enforcement
- Deploy Provo City Police Department speed radar trailer

Contact Information

- Vern Keeslar, AICP, Traffic Manager
 - Phone: 801-852-6783
 - Email: vkeeslar@provo.org
 - Address: 1377 South 350 East, Provo, UT 84606



Widening Geneva Road & Center Street

From the Provo City Traffic Manager:

The Mountainland Association of Governments (MAG) Regional Transportation Plan (RTP) shows the widening of Geneva Road (SR-114) from Provo Center Street to Lakeview Parkway as a Phase 1 (2023-2032) project. It also shows the widening of Center Street from I-15 to Geneva Road as a Phase 2 (2033-2042) project.

Trail along Geneva Road

From UDOT:

Currently studying the potential impacts and costs to place a shared-use path (trail) along Geneva Road in Provo consistent with the 2009 environmental impact statement. The full project to widen Geneva Road to three travel lanes, shoulders, curb, gutter, sidewalk, planter strips and the path is currently estimated in the \$110~120 million range. When the study is complete, it will identify the project costs to compete for funding to allow the path to be built. We anticipate the study will be completed in early 2025.

Finishing Lakeview Parkway from Provo High to 2000 North

From the Provo City Traffic Manager:

Provo City crews are currently working on installing utility mains. It is anticipated that the project advertisement will be published spring 2025 for roadway construction. Only two lanes will be completed along with the trail.

Finishing Lakeview Parkway trail from 620 North to 2000 North

From the Provo City Traffic Manager:

Provo City will be advertising this project in spring 2025 for construction of Lakeview Parkway, the trail, and 2000 North as one project.

Connecting 2000 North from Geneva Road to Lakeview Parkway

From the Provo City Traffic Manager:

Currently the contractor is on site installing utilities. The roadway construction will be part of the Lakeview Parkway construction.

Westbound radar sign on Center Street

From the Provo City Traffic Manager:

This is an arterial road and Provo City Engineering paid for this project.

(Clarification needed – is there a westbound radar sign already on Center Street? Residents asked about using Neighborhood District Program matching grant funds to purchase one.)

Sunset View Elementary and Shoreline Middle School Sidewalks

From the Provo City Traffic Manager:

A concrete sidewalk will be installed on the south side of 600 South between 1600 West and 1400 West. The project is currently being redesigned. Telecommunications poles have been removed. This project will go out to bid this Winter. Estimated start date is Spring 2025, estimated completion date is Fall 2025.

Storm water project along 1100 West from 600 South to 890 South

From the Provo City Traffic Manager:

Crews are nearly complete with the storm drain on 600 South and are paving 600 South. They are currently working along the west side of 1100 West. Sidewalk will also be installed on the west side of 1100 West.

Mill and overlay on Center Street from Geneva Road to Lakeview Parkway

From the Provo City Traffic Manager:

All of the road maintenance has been completed.

Plans for 1600 West regarding increased traffic and pedestrians.

From the Provo City Traffic Manager:

1600 West is a collector street and has been designated as such since 2003. Any extension from 1150 South to Lakeview Parkway will be development driven and built to collector standards that includes sidewalks as identified in the Provo City Transportation Master Plan. It will connect to Lakeview Parkway just as 500 West, 1100 West, and 2470 West (Epic Lane) has connected and the future 2050 West. Traffic will increase as land is developed. Appropriate spaced yield signs, stop signs, roundabouts, and traffic signals will be installed at intersections when they are warranted.

Public Comment

In Person - please raise your hand and come up to the front.

On Zoom - use the Q&A or Raise Hand to let us know you want to speak.

Upgrades to West Park (100 N 1710 W)

- Basketball / pickleball court.
- Pavilion for event reservations.
- Restrooms.
- Shaded swing set.
- Modern, water-efficient irrigation system.
- Shade trees and wildflowers.
- Parking stalls and paved access road.



Next Neighborhood District 3 meeting:

Wednesday, February 19, 2025

6:00 PM

Provo City Hall Council Chambers

Meet new board members and elect Neighborhood District 3 Chair, Vice Chairs, and Secretary for 2025.