

Ordinance 2022-31

SHORT TITLE:

AN ORDINANCE AMENDING THE SDP-5 – VILLAGES AT CELEBRATION SPECIFIC DEVELOPMENT PLAN OVERLAY ZONE AND A RELATED DEVELOPMENT AGREEMENT, LAKEVIEW NORTH. (PLOTA20220107)

I
PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	FOR	AGAINST	OTHER
CW 1	KATRICE MACKAY	✓		
CW 2	DAVID SHIPLEY	✓		
CD 1	BILL FILLMORE	✓		
CD 2	GEORGE HANDLEY	✓		
CD 3	SHANNON ELLSWORTH	✓		
CD 4	TRAVIS HOBAN	✓		
CD 5	RACHEL WHIPPLE	✓		
TOTALS		7	0	

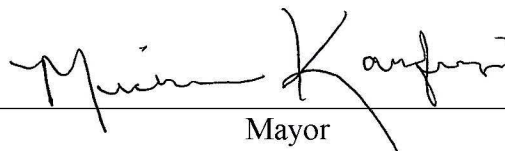
This ordinance was passed by the Municipal Council of Provo City, on the 9th day of August 2022, on a roll call vote as described above. Signed this 18th day of August 2022.



Chair

II
APPROVAL BY MAYOR

This ordinance is approved by me this 18th day of August 2022.



Mayor

Ordinance 2022-31

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This ordinance was signed and recorded in the office of the Provo City Recorder on the 18th day of August 2022 and was published on the Utah Public Notice Website on the 10th day of August 2022. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance Number 2022-31.



Deirdre Allman

City Recorder

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ORDINANCE 2022-31

AN ORDINANCE AMENDING THE SDP-5 – VILLAGES AT CELEBRATION SPECIFIC DEVELOPMENT PLAN OVERLAY ZONE AND A RELATED DEVELOPMENT AGREEMENT. LAKEVIEW NORTH. (PLOTA20220107)

WHEREAS, it is proposed that Provo City Code Chapter 14.49E (SDP-5 – Villages at Celebration Specific Development Plan Overlay Zone) be amended; and

WHEREAS, on July 27, 2022, the Planning Commission held a duly noticed public hearing to consider the proposed amendment, and after such meeting, the Planning Commission recommended approval to the Municipal Council by a vote of 6:0; and

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

WHEREAS, on August 9, 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) Provo City Code should be amended as described herein and (ii) the proposed amendment 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:

Provo City Code Chapter 14.49E is hereby amended as set forth in Exhibit A.

PART II:

The Mayor is hereby authorized to execute an amendment to the existing development agreement related to this project and property as proposed by the applicant for this text amendment, in form substantially similar to the draft attached hereto as Exhibit B, an executed copy of which shall be attached hereto as Exhibit C after execution.

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

47 unconstitutional or invalid, the remainder of the ordinance shall not be affected
48 thereby.

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50 C. The Municipal Council hereby directs that the official copy of the Provo City
51 Code be updated to reflect the provisions enacted by this ordinance.

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53 D. This ordinance shall take effect immediately after it has been posted or published
54 in accordance with Utah Code 10-3-711, presented to the Mayor in accordance
55 with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

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57 END OF ORDINANCE.

Exhibit A

Chapter 14.49E
SDP-5 – ~~Villages at Celebration~~ Broadview Shores Specific Development Plan
Overlay Zone.

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- 61 14.49E.010. Purpose and Objectives.
62 14.49E.020. Compliance with Other Provisions Required.
63 14.49E.030. Permitted Uses.
64 14.49E.040. Architectural Design and Control.
65 **14.49E.050 Table of Bulk And Intensity Requirements**
66 ~~14.49E.050. One Family Homes at Celebration (Village 1).~~
67 ~~14.49E.060. Mansion Home at Celebration (Village 2).~~
68 ~~14.49E.070. Courtyard Town Homes at Celebration (Village 3).~~
69 ~~14.49E.080. Urban Town Homes at Celebration (Village 4).~~
70 ~~14.49E.090. Town Center Residential at Celebration (Village 5).~~
71 ~~14.49E.100. Village Town Center at Celebration (Village 6).~~
72 14.49E.060110. Parks and Open Space.
73 14.49E.070120. Project Plan Review- Design Standards.
74 14.49E.080130. Fences, Walls, Entry Treatments.
75 14.49E.090140. Signs.
76 14.49E.10050. Landscaping Requirements.
77 14.49E.11060. Occupancy Requirements.
78 ~~14.49E.170. Other Requirements.~~
79 14.49E.12080. Existing Agricultural Uses.
80 14.49E.13090. ~~Other Requirements. — Illustrations.~~
81 **14.49E.010. Purpose and Objectives.**

82 (1) ~~The Villages at Celebration~~ Broadview Shores is a residential/commercial mixed
83 use development set in the Lakeview area. This development is located between 1300
84 North and 2000 North, Geneva Road and Utah Lake. ~~The overall development will~~
85 ~~contain approximately three hundred fifty acres when fully developed.~~ The development
86 provides a large variety of housing types, ample open space, parks, trails and amenities
87 throughout. A village commercial center may include residential mixed use, retail, office
88 and service uses in a village setting. **Development shall align with Appendix C6 of the**
89 **General Plan.**

90 (2) A wide assortment of residential dwellings will provide diversity through a mixture
91 of different building types and architectural forms while maintaining an overall
92 architectural design theme. Each residential village will be unique in character meeting
93 the housing needs of various income groups, ages and lifestyles.

94 (3) The standards set forth herein are intended to encourage pedestrian movement
95 within the neighborhoods and to reduce automobile use from residential areas to village
96 commercial uses. The commercial element will be designed to encourage a wide variety
97 of retail and service uses on a smaller scale that would meet the needs of the
98 surrounding neighborhoods and those in the general area. (Enacted 2009-36)

99 **14.49E.020. Compliance with Other Provisions Required.**

100 In addition to the specific development standards contained in this chapter, land
 101 areas placed in the **Broadview Shores** (SDP-5) zone shall conform to:

102 (1) the general criteria and enabling provisions contained in Chapter 14.49, Provo
 103 City Code; and

104 (2) applicable provisions of Titles 14 and 15, Provo City Code.
 105 (Enacted 2009-36)

106 **14.49E.030. Permitted Uses.**

107 (1) Those uses or categories of uses as listed herein, and no others, are permitted in
 108 the zone.

109 ~~(2) All uses contained herein are listed by number as designated in the Standard
 110 Land Use Code published and maintained by the Planning Commission. Specific uses
 111 are identified by a four (4) digit number in which all digits are whole numbers. Classes
 112 or groupings of such uses permitted in the zone are identified by a four (4) digit number
 113 in which the last one (1) or two (2) digits are zeros.~~

114 ~~(3) All such categories listed herein and all specific uses contained within the
 115 Standard Land Use Code will be permitted in the Villages at Celebration Mixed Use
 116 Specific Development Plan Overlay Zone (SDP-5) subject to the limitations set forth
 117 herein.~~

118 (4)(2) Permitted Principal Uses. The following principal uses and **conditional uses**
 119 **and** structures, and no others, are permitted within the designated Villages as
 120 described. Commercial uses are permitted within the Village ~~Town Center (Village 6)~~
 121 only:

122 (a) Residential Uses. All residential uses are specifically allowed in the individual
 123 Villages as designated below. No accessory units or apartments are permitted.
 124 ~~Churches (SLU 6911) are permitted in all residential designated Villages.~~

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 126 **TABLE OF USES – RESIDENTIAL DISTRICTS**
 127 **P = Permitted Use, C= Conditional Use, N=Not allowed**
 128

USE	Low Density Single Family Villages 1,3,5	Medium Density Single Family Villages 2,4	Medium Density Single Family, Multi Family & Cluster Single Family Villages 2,4,6,7	High Density Multi-Family Village 4,6,7
RESIDENTIAL DWELLING TYPES				
Single-Family Dwelling	P	P	P	P
Two-Family Dwelling	N	N	P	P
Three-Family Dwelling	N	N	P	P
Four-Family Dwelling	N	N	P	P

USE	Low Density Single Family Villages 1,3,5	Medium Density Single Family Villages 2,4	Medium Density Single Family, Multi Family & Cluster Single Family Villages 2,4,6,7	High Density Multi-Family Village 4,6,7
Accessory Apartment	N	N	N	C
Modular Home	P	P	P	P
Multi-Family Dwellings [>4 dwelling units]	N	N	P	P
Townhouses/Condominiums	N	N	P	P
PUBLIC/CIVIC USES				
Churches (places of worship)	C	C	C	C
Golf Courses & Country Clubs	P	C	C	C
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P
Public/Civic Buildings	P	P	P	P
Schools	C	C	C	C
Sports Fields	P	P	P	P
UTILITIES				
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal	C	C	C	C
Oil & Gas Transmission Lines	C	C	C	C
Public Utility Buildings, Lines, Structures and Rights of Way, Municipal	P	P	P	P
Public Utility Buildings, Lines, Structures and Rights of Way, Non-Municipal	C	C	C	C
OTHER USES				
Adult Day Care	N	N	N	C
Agriculture (Horticulture)	P	P	P	P
Assisted Living Facility	N	N	N	C

USE	Low Density Single Family Villages 1,3,5	Medium Density Single Family Villages 2,4	Medium Density Single Family, Multi Family & Cluster Single Family Villages 2,4,6,7	High Density Multi-Family Village 4,6,7
Bed and Breakfast Inn	C	C	C	C
Child Daycare (commercial)	N	N	N	C
Greenhouses (private, as an accessory use)	P	C	C	C
Model Home	P	P	P	P
Residential Facilities For Elderly Persons	C	C	C	C
Rest Home, Nursing Home	N	N	N	C
Retirement Home/Retirement Center	N	N	N	C
Swimming Pools (private)/Private Recreation Facilities	P	P	P	P
Temporary Construction Buildings & Yards (12 months maximum)	P	P	P	P
Temporary Sales Office (12 months maximum)	P	P	P	P

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Use Use-Classification
No.

- ~~4111 One family dwelling, detached~~
- ~~4112 One family dwelling, attached (three (3) to five (5) units attached)~~
- ~~4113 One family dwelling, attached (dwelling units must be above/over the commercial)~~
- ~~4150 Multifamily (contains twelve (12) units)~~
- ~~6910 Religious activities~~
- ~~6914 Churches~~

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(b) Commercial Uses. All commercial uses **listed below** are permitted in the **Town Center (Village 67)** only. All uses must be conducted within an enclosed building, except uses that are customarily conducted outdoors. Individual buildings within the center shall be limited to ground floor footprints no larger than fifteen thousand (15,000) square feet, except as approved by the Planning Commission through the issuance of a conditional use permit.

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TABLE OF USES – COMMERCIAL AND NONRESIDENTIAL DISTRICTS

**Commercial
Land Use Areas
Village 7**

RESIDENTIAL USES

Bed and Breakfast Inn	P
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C
High Density Residential	C
Mixed-use single family residential and commercial structure/project complying with the use and development standards	C
Mixed Use Commercial and Residential	C
Nursing Home, Assisted Living	P
Retirement Home/Center	P
Single-Family Dwelling	C

PUBLIC/CIVIC USES

Churches (places of worship)	C
Cultural and artistic uses, such as museums, galleries, libraries, performing arts studios	P
Parks, playgrounds, Open Space, Trails and Greenways	P
Parking Lot or Parking Structure, Municipal or Joint Venture(public/private)	P
Public/Civic Buildings	P
Schools	C
Sporting Facilities, Arenas, Municipal	C
Sporting Facilities, Arenas, Non-Municipal	P
Sports Fields	P

COMMUNICATION & UTILITIES

Communication facilities and towers	C
Electrical substations and power transmission lines, Municipal	P
Electrical substations and power transmission lines, Non-Municipal	C

Oil & gas transmission lines	C
Public Utility Buildings, lines, structures and rights of way, Municipal	P
Public Utility Buildings, lines, structures and rights of way, Non-Municipal	C
COMMERCIAL/NONRESIDENTIAL USES	
Accessory buildings and uses incidental to an authorized use	P
Adult day care	C
Artisan Shop	P
Athletic Instruction, Including Dance, Gymnastics, and Martial Arts	P
Automobile sales/rental	C
Automobile service and repair	C
Building maintenance services	C
Building Materials Supply Store with no outside storage	P
Building Materials Supply Store with outside storage	C
Car Wash	P
Check Cashing, Title Loans & other Credit Services	C
Commercial Laundries, Linen Service, Diaper Service	P
Commercial Parking Lot/Structure	P
Commercial Recreational Facility	P
Conference Center, Convention Center	C
Convenience store, with or without gasoline sales	P
Child Day-care (Commercial)	C
Construction Sales and Service	C
Construction Service	C
Equipment Sales and Rental	C
Financial Institutions and Services	P
Financial Institutions and Services with drive through facilities	P
Funeral home	P
Furniture Repair	P
Hardware Store with no outside storage	P
Hardware Store with outside storage	C
Health Care Facility	P
Health Club	P

Heliport	C
Hotels and Motels	C
Hospital (Small Animal)	C
Laboratory, medical, dental, optical	P
Launderette, Laundromat	P
Medical Research Facility	C
Medical and Dental Clinics	P
Model Home	P
Moving and storage facilities	C
Neighborhood Commercial/Retail Sales including General Retail and Pharmacies(maximum 5,000 square foot bld. Footprint or as approved by Planning Commission)	P
Nightclub	C
Offices, professional	P
Offices, Warehouse	C
Outdoor sales, display and storage (excluding junk yards and salvage yards)	C
Outdoor storage of materials, products and equipment incidental to an allowed use(excluding junk yards and salvage yards)	C
Pawn Shops	C
Personal services	P
Personal services including a Body Art Facility	C
Photofinishing lab	P
Plant Nursery with outside display	P
Public Dance Hall	C
Race Tracks for Go-Carts, ATV and Motocross or Motorized Sports Recreational Facilities(includes private or commercial)	C
Recreational vehicle sales and services	C
Regional Commercial/Retail sales (minimum 10 acre site)	P
Restaurant	P
Restaurant, fast food with drive up window(s)	P
Research and development facilities.	P
Retail facilities and services accessory to a principal use.	P
Retail facilities and services with drive-up window(s)	P
Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P

Rock Crushers	C
Schools - Vocational and Technical	P
Service Station	C
Storage-Mini (Storage units)	C
Temporary Construction buildings & yards (12 months maximum)	C
Temporary sales office (12 months maximum)	P
Theater	P

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Use No.	Use Classification
5390	Other retail trade—general merchandise
5400	Food
5600	Apparel
5700	Furniture, home furnishings and equipment (retail only)
5810	Eating places
5910	Drug stores, pharmacy
5931	Antiques
5932	Secondhand clothing, furniture and books
5937	Stamp and coin collectors
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5969	Garden supplies, includes garden centers
5970	Jewelry
5990	Misc. retail trade
6100	Finance, insurance and real estate services (except 6123 Pawn brokers, 6124 Bail bonds)
6200	Personal service (except 6240 Funeral parlor, cemeteries and crematory services, 6290 Personal services, NEC)
6330	Duplicating, mailing, stenographic and office services (except telemarketing)
6340	Dwelling and other building services
6350	News services
6360	Employment services

Use No.	Use Classification
6395	Photo finishing services
6510	Professional services (except 6515 Behavior drug and alcohol treatment centers, 6516 Sanitariums, convalescent and rest home services)
6710	Executive, legislative and judicial functions (except military operations)
6720	Police and fire protection services
6730	Postal services
6815	Day care services (subject to the Day care services standards of Section 14.34.250, Provo City Code)
6930	Business, professional and labor organizations and services
6990	Misc. services
7110	Cultural activities
7190	Cultural activities and nature exhibitions, NEC
7211	Amphitheaters
7212	Motion picture theaters (indoors)
7214	Legitimate theaters
7234	Civic theaters and halls
7600	Parks (includes play fields, tot lots, etc.)

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(54) Permitted Accessory Uses (~~Villages 1-5~~). Accessory uses and structures are permitted in residential villages provided they are incidental to, and do not substantially alter the character of the permitted principal uses or structures. Such permitted accessory uses and structures include, but are not limited to the following:

- (a) Accessory buildings such as garages, carports, bath houses, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with, and incidental to a principal use or structure;
- (b) Swimming pools and incidental bath houses subject to the standards of Section 14.34.210, Provo City Code;
- (c) Vegetable and flower gardens and noncommercial orchards;
- (d) Home occupations subject to the regulations of Chapter 14.41, Provo City Code;
- (e) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or

161 immediately adjacent thereto, and provided, further, that such use shall be permitted
162 only during the construction period and thirty (30) days thereafter;

163 (f) Household pets, provided there shall be no more than two (2) such pets over
164 the age of four (4) months per dwelling unit. Nothing herein shall be construed as
165 authorizing the keeping of any animal capable of inflicting harm or discomfort or
166 endangering the health and safety of any person or property.

167 (Enacted 2009-36; Am 2011-28)

168 **14.49E.040. Architectural Design and Control.**

169 ~~(1) Prior to approval and issuance of any building permits, the overall architectural~~
170 ~~design theme, exterior building materials, elevations, landscaping and colors to be used~~
171 ~~within the Villages at Celebration shall be approved by the Provo City Design Review~~
172 ~~Committee as set forth in Chapter 14.04A, Provo City Code. The following design~~
173 ~~criteria shall be followed:~~

174 ~~—— (a) The following architectural styles, and no others, may be used within the~~
175 ~~Villages at Celebration: colonial, cottage, country, craftsman, farmhouse, French~~
176 ~~country, prairie, ranch and Tudor.~~

177 ~~—— (b) At least three or more design elements must be carried throughout the entire~~
178 ~~Villages at Celebration.~~

179 (1) The Following criteria shall be followed:

180 (ca) No vinyl or aluminum siding may be used, except for soffits, gutters, and window
181 trim unless ~~the Design Review Committee approves other used for a~~ design features as
182 part of an element of the overall design.

183 (db) Exterior building materials may consist only of stucco, stone, brick, Hardiboard
184 siding, metal, wood trim, composition roofing, and other design features which are part
185 of an element of the overall design ~~approved by the Design Review Committee.~~

186 (2) ~~In Village 1 there shall be a minimum of ten (10) different elevations and floor~~
187 ~~plans to provide a variety in housing styles and no similar elevations may be located~~
188 ~~adjacent to each other.~~

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191 **14.49E.050. TABLE OF BULK AND INTENSITY REQUIREMENTS.**

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193 (1) Lot density, minimum lot size and dimensions, and building height and
194 floor area shall comply with the following:

(a) RESIDENTIAL DISTRICTS

	Low Density	Medium Density	Medium Density	Medium Density	High Density
	Single Family Villages 1, 3, & 5	Single Family Villages 2,4,7	Single Family & Cluster Single Family Villages 2,4,6,7	Multi-Family Villages 4,6,7	Multi-Family Village 4,6
Minimum Lot Size	Single-Family Dwelling 6,000 Sq.Ft Other Allowed Uses 8,000 Sq.Ft	Single-Family Dwelling 3,500 Sq.Ft Other Allowed Uses 8,000 Sq.Ft	Single-Family Dwelling 2,000 Sq.Ft Other Allowed Uses 8000 Sq.Ft	Attached, Stacked, or Clustered Units with Density Controlling Number of Units Other Allowed Uses 8000 Sq.Ft	Attached, Stacked, or Clustered Units with Density Controlling Number of Units Other Allowed Uses 8000 Sq.Ft
Maximum Dwelling Units Per Acre	4.0	10	15	20	45
Minimum Lot Width	50'	32' Single Family	30' Single Family	NA	NA
Minimum Front Yard	9' to Porch/Living Space 20' to garage from back of sidewalk front loaded garage	9' to Porch/Living Space 18' to garage from back of sidewalk front loaded garage 2' rear load garage	2' to Porch/Living Space 18' driveway to garage from Top Back curb or sidewalk 2' rear load garage	NA	NA
Minimum Rear Yard (Interior Lots)	15' Front Loaded Garage 18' driveway or 6' rear loaded garage from Top Back Curb/Sidewalk	10' Front Loaded Garage 18' driveway or 6' rear loaded garage from Top Back Curb/Sidewalk	6' Front Loaded Garage 18' driveway or 6' rear loaded garage from Top Back Curb/Sidewalk	NA	NA
Minimum Front and Rear Yard (Perimeter)				15'	15'

Minimum Rear Yard (Corner Lots)	15' Front Loaded Garage 18' driveway or 5' rear loaded garage from Top Back Curb/Sidewalk	10' Front Loaded Garage 18' driveway or 5' rear loaded garage from Top Back Curb/Sidewalk	2' Front Loaded Garage 18' driveway or 5' rear loaded garage from Top Back Curb/Sidewalk	NA	NA
Minimum Side Yard	Residential Uses 5 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 0 Ft. Total Side Yards Not Less Than 5 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 5 ft between homes.	Residential Uses 0 Ft. Total Side Yards Not Less Than 5 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 5 ft between homes.	Residential Uses 0 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 10 ft between buildings.	Residential Uses 0 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 10 ft between buildings..
Minimum Side Yard (Corner Lot)	10 Ft	5 Ft	2 Ft	NA	NA
Height	Max. 40 Ft. or 2 Stories. Min. 1 Story	Max. 40 Ft. or 2 Stories. Min. 1 Story	Max. 52 Ft. or 3 Stories. Min. 1 story	Max. 52 Ft. or 5 Stories. Min. 1 story	Max. 72 Ft. or 5 Stories. Min. 1 story
Minimum Finished Floor Area Per Residential Unit	1,000 Sq.Ft. (Ground Floor Not Less Than 850 Sq.Ft. on two story single family detached unit with attached 2-car garage	900 Sq.Ft (Ground Floor Not Less Than 300 Sq.Ft. With Total of 1,300 Sq.Ft. Min. For Stacked Units)	900 Sq.Ft. (Ground Floor Not Less Than 300 Sq.Ft. With Total of 1,300 Sq.Ft. Min. For Stacked Units) ^g	900 Sq.Ft. (Ground Floor Not Less Than 200 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units) ^g	500 Sq.Ft.
Maximum Permissible Building Coverage on Lot	50%	60%	75%	80%	100%

198 **14.49E.050**
 199 **One Family Homes at Celebration (Village 1).**

200 Villages comprising of subdivision lots for one-family detached dwellings shall be
 201 classified as Village 1 (V1) and are subject to the following regulations:

202 ~~(1) Lot Area. The minimum area of any lot or parcel of land shall be as indicated by the~~
 203 ~~subzone used in conjunction with a designation. Subzones shall be designated by~~
 204 ~~adding a suffix number to an area developed into subdivision lots. The suffix number~~
 205 ~~shall be the minimum square lot area for the sub-zone as follows:~~

206 ~~(a) V1.5: five thousand (5,000) square feet in area~~

207 ~~(b) V1.6: six thousand (6,000) square feet in area~~

208 ~~(c) V1.8: eight thousand (8,000) square feet in area, and~~

209 ~~(d) V1.10: ten thousand (10,000) square feet in area.~~

210 ~~(2) Lot Width. Each lot or parcel of land within a Village 1 (V1) designation, except~~
211 ~~corner lots, shall have a width of not less than the following for the subzone in which~~
212 ~~said lot or parcel of land is situated. Corner lots shall be ten (10) feet wider than interior~~
213 ~~lots. Widths shall be measured at the interior side of the front yard setback line.~~

214 ~~(a) V1.5: fifty-three (53) feet wide~~

215 ~~(b) V1.6: sixty (60) feet wide~~

216 ~~(c) V1.8: eighty (80) feet wide, and~~

217 ~~(d) V1.10: ninety (90) feet wide.~~

218 ~~(3) Lot Depth. Each lot or parcel of land within a V1 designations shall have a~~
219 ~~minimum lot depth of ninety (90) feet.~~

220 ~~(4) Lot Frontage. Each lot or parcel of land within a V1 designations shall abut a street~~
221 ~~for a minimum distance of thirty-five (35) feet. No residential structure may front on an~~
222 ~~arterial or collector street.~~

223 ~~(5) Lot Area Per Dwelling. Not more than one (1) one-family dwelling may be placed~~
224 ~~upon a lot, building pad, or parcel of land in the Village 1 (V1) development of the~~
225 ~~Villages at Celebration SDP.~~

226 ~~(6) Yard Requirements. The following minimum yard requirements shall apply in a~~
227 ~~Village 1 (V1) development of the Villages at Celebration SDP:~~

228 ~~(a) Villages 1.5 (V1.5) and Villages 1.6 (V1.6).~~

229 ~~(i) The minimum depth of a front yard shall be a minimum of fifteen (15) feet~~
230 ~~with a maximum front yard depth of thirty (30) feet from the property line to the~~
231 ~~main home. Garages, whether attached or not, which are front loading to a~~
232 ~~public or private street, shall be set back at least twenty-six (26) feet from the~~
233 ~~property line to ensure a twenty (20) foot driveway depth, measured from the~~
234 ~~back of the sidewalk.~~

235 ~~(ii) The minimum depth of a rear yard shall be fifteen (15) feet where dwellings~~
236 ~~have front-loading garages. If a dwelling has an alley-loading garage, then the~~
237 ~~garage shall be set back at least twenty (20) feet from the property line or shall~~
238 ~~be located within five (5) feet of said property line.~~

239 ~~(iii) The minimum depth of a side yard shall be five (5) feet on one (1) side and~~
240 ~~eight (8) feet on the other side which shall be designated as a public utility~~
241 ~~easement. The eight (8) foot side yard may be reduced to five (5) feet where a~~
242 ~~waiver is obtained from the associated utility companies. On a corner lot, a side~~
243 ~~yard contiguous to a street shall not be less than fifteen (15) feet wide and shall~~

244 ~~not be used for vehicle parking, except any portion devoted to driveway use for~~
245 ~~access to a garage or carport.~~

246 ~~(b) Villages 1.8 (V1.8) and Villages 1.10 (V1.10).~~

247 ~~(i) The minimum depth of a front or rear yard shall be a minimum of fifteen (15)~~
248 ~~feet with a maximum front yard depth of thirty (30) feet from the property line to~~
249 ~~the main home. Garages, whether attached or not, shall be set back at least~~
250 ~~twenty-six (26) feet from the property line when necessary to ensure a twenty~~
251 ~~(20) foot driveway depth, measured from the back of sidewalks.~~

252 ~~(ii) The minimum depth of a side yard shall be eight (8) feet. The eight (8) foot~~
253 ~~side yard may be reduced to five (5) feet on one (1) of the two (2) side yards for~~
254 ~~V1.8 lots where a waiver is obtained from the associated utility companies. On a~~
255 ~~corner lot, a side yard contiguous to a street shall not be less than fifteen (15)~~
256 ~~feet and shall not be used for vehicle parking, except any portion devoted to~~
257 ~~driveway use for access to a garage or carport.~~

258 ~~(iii) Within the buildable area, an accessory building meeting all setback~~
259 ~~requirements (within the buildable area) for the main dwelling shall:~~

260 ~~(A) have a building footprint and height less than the main dwelling~~

261 ~~(B) comply with all lot coverage requirements,~~

262 ~~(C) comply with the latest adopted edition of the International Building~~
263 ~~Code,~~

264 ~~(D) only be used for those accessory uses allowed in the respective zone,~~
265 ~~and~~

266 ~~(E) maintain architecturally similar material and colors with the main~~
267 ~~building.~~

268 ~~(iv) An accessory building that does not meet the setback requirements~~
269 ~~(outside the buildable area) for the main dwelling shall meet the conditions in~~
270 ~~Subsection (iii) above and shall:~~

271 ~~(A) be no closer to the front property line than the main building.~~

272 ~~(B) be no larger than ten per cent (10%) of the actual lot area of said~~
273 ~~property,~~

274 ~~(C) be set back a minimum of three (3) feet from any property line,~~

275 ~~(D) not be located within a recorded public utility easement, unless a~~
276 ~~release can be secured from all public utilities,~~

277 ~~(E) have no portion of the building exceed twelve (12) feet in height within~~
278 ~~ten (10) feet of a property line,~~

- 279 (F) ~~not be located within a front or street side yard,~~
- 280 (G) ~~comply with distance between buildings requirements, and~~
- 281 (H) ~~maintain architecturally similar material and colors with main building.~~

282 ~~(7) Projections into Yards.~~

283 (a) ~~The following structures maybe erected on or project into any required yard:~~

- 284 (i) ~~fences and walls in conformance with 14.49E.130;~~
- 285 (ii) ~~landscape elements including trees, shrubs, and other plants; and~~
- 286 (iii) ~~necessary appurtenances for utility services.~~

287 (b) ~~The structures listed below may project into a yard setback not more than two~~
288 ~~(2) feet:~~

- 289 (i) ~~cornices, eaves, belt courses, sills, buttresses, or other similar architectural~~
290 ~~features;~~
- 291 (ii) ~~fireplace structures and bays, provided that they are not wider than eight (8)~~
292 ~~feet, measured generally parallel to the wall of which they are a part. and~~
- 293 (iii) ~~Stairways, balconies, door stoops, fire escapes, awnings and planting~~
294 ~~boxes or masonry planter not exceeding twenty four (24) inches in height.~~

295 (c) ~~A covered deck not more than one (1) story in height may project into a rear~~
296 ~~yard twelve (12) feet if open on three (3) sides.~~

297 ~~(8) Building Height. No lot or parcel of land in a Village 1 (V1) designation shall have a~~
298 ~~building which exceeds a maximum height of thirty five (35) feet, measured at each~~
299 ~~building facade individually, except that the front elevation shall not exceed thirty (30)~~
300 ~~feet as defined in this title.~~

301 ~~(9) Permissible Lot Coverage.~~

302 (a) ~~All buildings, including accessory buildings and structures, shall not cover more~~
303 ~~than forty per cent (40%) of the area of the lot or parcel of land.~~

304 (b) ~~At least forty per cent (40%) of the area of any lot shall be maintained in~~
305 ~~landscaping as defined in Section 15.20.040, Provo City Code.~~

306 (c) ~~Permitted accessory structures shall not be located in a front or side yard.~~

307 ~~(10) Parking, Loading and Access.~~

308 (a) ~~Each lot shall have, on the same lot, a minimum of two (2) off-street parking~~
309 ~~spaces within an enclosed garage. The garage shall have a minimum interior width~~
310 ~~and length of twenty (20) feet.~~

311 ~~(b) Said spaces shall be paved with concrete and shall be provided with a paved~~
312 ~~driveway from a street or alley as defined in Section 14.37, Provo City Code.~~

313 ~~(c) Except for tandem parking on a driveway as provided in Subsection~~
314 ~~14.37.080(1)(c)(i), Provo City Code, no parking spaces shall be provided within the~~
315 ~~front yard setback.~~

316 ~~(d) The total area of all parking spaces on a lot (including a garage and uncovered~~
317 ~~parking slabs) and associated access lanes shall cover not more than thirty per cent~~
318 ~~(30%) of the lot.~~

319 ~~(e) No property may have driveway access to an arterial or collector street.~~

320 ~~(f) Recreational vehicles shall be stored and parked only within an enclosed~~
321 ~~structure.~~

322 ~~(11) Minimum Finished Floor Area Requirement. All one-family detached dwellings~~
323 ~~shall have a minimum finished floor area (exclusive of garage) as indicated below:~~

324 ~~(a) V1.5: 1,100 square feet~~

325 ~~(b) V1.6: 1,200 square feet~~

326 ~~(c) V1.8: 1,500 square feet, and~~

327 ~~(d) V1.10: 1,750 square feet.~~

328 **14.49E.060**

329 **Mansion Homes at Celebration (Village 2).**

330 ~~Villages comprising one-family attached dwellings (three [3] units attached) shall be~~
331 ~~classified as Village 2 (V2). These structures architecturally shall be designed to appear~~
332 ~~as a large home. Village 2 development shall be subject to the following regulations:~~

333 ~~(1) Yard Requirements. The following minimum yard requirements shall apply in the~~
334 ~~Village 2 (V2) developments of the Villages at Celebration SDP.~~

335 ~~(a) The minimum depth of the front yard shall be fifteen (15) feet.~~

336 ~~(b) Each structure shall have alley-loading garages. The garage portion of the~~
337 ~~structure shall be setback at least twenty (20) feet from the rear property line or~~
338 ~~shall be located within five (5) feet of said property line. Except for the garage, the~~
339 ~~minimum rear yard depth shall be fifteen (15) feet.~~

340 ~~(c) The minimum width of a side yard shall be fifteen (15) feet.~~

341 ~~(2) Distance Between Buildings. The distance between main buildings shall be fifteen~~
342 ~~(15) feet.~~

343 ~~(3) *Building Height.* No structure in a Village 2 (V2) designation shall have a building~~
344 ~~which exceeds a maximum height of thirty-five (35) feet, measured at each building~~
345 ~~facade, except that the front elevation shall not exceed thirty (30) feet as defined in this~~
346 ~~title.~~

347 ~~(4) *Parking, Loading and Access.*~~

348 ~~(a) Each structure shall have a minimum of two (2) off-street parking spaces within~~
349 ~~an enclosed garage for each unit. The garage shall have a minimum interior width~~
350 ~~and length of twenty (20) feet.~~

351 ~~(b) Said spaces shall be paved with concrete and shall be provided with a paved~~
352 ~~driveway from a street or alley as defined in Chapter 14.37, Provo City Code.~~

353 ~~(c) Except for tandem parking on a driveway as provided in Subsection~~
354 ~~14.37.080(1)(c)(i), Provo City Code, no parking spaces shall be provided within a~~
355 ~~front yard setback.~~

356 ~~(d) No structure may have driveway access to an arterial or collector street.~~

357 ~~(e) Visitor parking shall be provided at one (1) space per three (3) dwelling units.~~

358 ~~(f) Recreational vehicles shall be stored and parked only within an enclosed~~
359 ~~structure.~~

360 ~~(5) *Minimum Finished Floor Area Requirement.* All one-family attached dwellings shall~~
361 ~~have a minimum finished floor area (exclusive of garages) of at least one thousand two~~
362 ~~hundred (1,200) square feet.~~

363 **14.49E.070**

364 **Courtyard Town Homes at Celebration (Village 3).**

365 ~~Villages comprising of one-family attached dwellings (three [3] to five [5] units attached)~~
366 ~~shall be classified as Village 3 (V3). These structures shall be three (3) story attached~~
367 ~~one-family dwellings with garage access from an alley. The dwelling units shall be~~
368 ~~developed in a courtyard design with buildings facing one another along a pedestrian~~
369 ~~courtyard. Patio spaces shall be developed for each dwelling unit along the pedestrian~~
370 ~~courtyard. See illustrations in Section 14.49E.190 of this chapter. Village 3 development~~
371 ~~shall be subject to the following regulations.~~

372 ~~(1) *Yard Requirements.* The following minimum yard requirements shall apply in~~
373 ~~Village 3 (V3) development of the Villages at Celebration SDP.~~

374 ~~(a) The minimum depth of a front yard shall be fifteen (15) feet.~~

375 ~~(b) These structures shall have alley-loading garages. The garage portion of the~~
376 ~~structure shall be setback at least twenty (20) feet from the rear property line or~~
377 ~~shall be located within five (5) feet of such property line. Except for a garage, the~~
378 ~~minimum depth of a rear yard shall be fifteen (15) feet.~~

379 ~~(c) The minimum depth of a side yard on a corner shall be fifteen (15) feet.~~

380 ~~(2) Distance Between Buildings. The distance between buildings shall be fifteen (15)~~
381 ~~feet.~~

382 ~~(3) Building Height. No structure in a Village 3 (V3) designation shall have a building~~
383 ~~which exceeds a maximum height of thirty-five (35) feet, measured at each building~~
384 ~~facade, except that the front elevation shall not exceed thirty (30) feet as defined by this~~
385 ~~title.~~

386 ~~(4) Parking, Loading and Access.~~

387 ~~(a) Each structure shall have a minimum of two (2) off-street parking spaces within~~
388 ~~an enclosed garage per unit. The garage shall have a minimum interior width and~~
389 ~~length of twenty (20) feet.~~

390 ~~(b) Parking spaces shall be paved with concrete and shall be provided with a~~
391 ~~paved driveway from a street or alley as defined in Chapter 14.37, Provo City Code.~~

392 ~~(c) Except for tandem parking on a driveway as provided in Subsection~~
393 ~~14.37.080(1)(c)(i), Provo City Code, no parking spaces shall be provided within a~~
394 ~~front yard setback.~~

395 ~~(d) No structure may have driveway access to an arterial or collector street.~~

396 ~~(e) Visitor parking shall be provided at one (1) space per three (3) dwelling units.~~

397 ~~(f) Recreational vehicles shall be stored and parked only within an enclosed~~
398 ~~structure.~~

399 ~~(5) Minimum Finished Floor Area Requirement. All one-family attached dwellings shall~~
400 ~~have a minimum finished floor area (exclusive of garages) of at least one thousand two~~
401 ~~hundred (1,200) square feet.~~

402 **14.49E.080**

403 **Urban Town Homes at Celebration (Village 4).**

404 ~~Village 4 consists of one-family attached dwellings (three [3] to four [4] units attached)~~
405 ~~shall be classified as Village 4 (V4) similar to the courtyard town homes, with the~~
406 ~~exception courtyard provisions. Village 4 development shall be subject to the following~~
407 ~~regulations.~~

408 ~~(1) Yard Requirements. The following minimum yard requirements shall apply in~~
409 ~~Village 4 (V4) development of the Villages at Celebration SDP.~~

410 ~~(a) The minimum depth of a front yard shall be fifteen (15) feet.~~

411 ~~(b) These structures shall have alley-loading garages. The garage portion of the~~
412 ~~structure shall be setback at least twenty (20) feet from the rear property line or~~

413 shall be located within five (5) feet of such property line. Except for a garage, the
414 minimum depth of a rear yard shall be fifteen (15) feet.

415 ~~(c) The minimum depth of a side yard on a corner shall be fifteen (15) feet.~~

416 ~~(2) Distance Between Buildings. The distance between buildings shall be fifteen (15)~~
417 ~~feet.~~

418 ~~(3) Building Height. No structure in the Village 4 (V4) designation shall have a building~~
419 ~~which exceeds a maximum height of thirty-five (35) feet, measured at each building~~
420 ~~facade individually, except that the front elevation shall not exceed thirty (30) feet as~~
421 ~~defined by this title.~~

422 ~~(4) Parking, Loading and Access.~~

423 ~~(a) Each structure shall have a minimum of two (2) off-street parking spaces within~~
424 ~~an enclosed garage per unit. The garage shall have a minimum interior width and~~
425 ~~length of twenty (20) feet.~~

426 ~~(b) Such spaces shall be paved with concrete and shall be provided with a paved~~
427 ~~driveway from a street or alley as defined in Chapter 14.37, Provo City Code.~~

428 ~~(c) Except for tandem parking on a driveway as provided in Subsection~~
429 ~~14.37.080(1)(c)(i), Provo City Code, no parking spaces shall be provided within a~~
430 ~~front yard setback.~~

431 ~~(d) No structure may have driveway access to an arterial or collector street.~~

432 ~~(e) Visitor parking shall be provided at one (1) space per three (3) dwelling units.~~

433 ~~(f) Recreational vehicles shall be stored and parked only within an enclosed~~
434 ~~structure.~~

435 ~~(5) Minimum Finished Floor Area Requirement. All one-family attached dwellings shall~~
436 ~~have a minimum finished floor area (exclusive of garages) of at least one thousand two~~
437 ~~hundred (1,200) square feet.~~

438 **14.49E.090**

439 **Town Center Residential at Celebration.**

440 Village 5 (V5) consists of multi-family structures (twelve-plexes) adjacent to the Village
441 Town Center. These units shall be designed to provide affordable home ownership for
442 young families, singles, and retired persons.

443 ~~(1) Yard Requirements. The following minimum yard requirements shall apply in the~~
444 ~~Village 5 (V5) development of the Villages at Celebration SDP:~~

445 ~~(a) The minimum depth of a front yard shall be twenty-five (25) feet.~~

446 ~~(b) The minimum depth of a rear yard shall be five (5) feet.~~

447 ~~(c) The minimum depth of a side yard on a corner shall be fifteen (15) feet.~~

448 ~~(2) Distance Between Buildings. The distance between buildings shall be twenty (20)~~
449 ~~feet.~~

450 ~~(3) Building Height. No structure in a Village 5 (V5) designation shall have a building~~
451 ~~which exceeds a maximum height of forty (40) feet, measured at each building facade,~~
452 ~~except that the front elevation shall not exceed thirty-five (35) feet as defined in this~~
453 ~~Title. In no case shall a building exceed three (3) stories in height.~~

454 ~~(4) Parking, Loading and Access.~~

455 ~~(a) A minimum of two (2) parking spaces per unit shall be provided for all units.~~

456 ~~(b) Such spaces shall be built as described in Section 14.37.090, Provo City Code,~~
457 ~~and shall be provided with a paved concrete access from a public street or alley.~~

458 ~~(c) No parking spaces shall be provided in a front yard setback.~~

459 ~~(d) No structure may have driveway access to an arterial or collector street.~~

460 ~~(e) Visitor parking of one (1) space per three units shall be required.~~

461 ~~(f) Recreational vehicles shall be stored and parked only within an enclosed~~
462 ~~structure.~~

463 ~~(5) Minimum Finished Floor Area Requirement. All attached dwellings shall have a~~
464 ~~minimum finished floor area of at least nine hundred (900) square feet.~~

465 **14.49E.100**

466 **Village Town Center at Celebration (Village 6).**

467 ~~The Village Town Center (V6) shall be comprised of retail and office uses that are~~
468 ~~architecturally compatible with the Villages within the development. The center is not~~
469 ~~intended for “big box” type retailers, but is intended to promote smaller retailers and~~
470 ~~office units. Individual buildings within the center shall be limited to ground floor~~
471 ~~footprints no larger than fifteen thousand (15,000) square feet, except as approved by~~
472 ~~the Planning Commission through the issuance of a conditional use permit.~~

473 ~~Manufacturing uses or other uses that would encourage heavy vehicle traffic into the~~
474 ~~area shall be prohibited. Buildings with street frontages shall have a front facade.~~

475 ~~(1) Yard Requirements. The following minimum yard requirements shall apply in the~~
476 ~~Village 6 (V6) development of the Villages at Celebration SDP:~~

477 ~~(a) The maximum depth of a front yard shall be ten (10) feet for any building~~
478 ~~fronting on a public street.~~

479 ~~(b) The minimum depth of a rear yard shall be ten (10) feet for any building fronting~~
480 ~~on a public street.~~

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- ~~(c) The minimum depth of a side yard on a corner shall be ten (10) feet.~~
- ~~(2) Distance Between Buildings. The distance between buildings shall be determined by the International Building Code.~~
- ~~(3) Building Height. No structure in the Village 6 (V6) designation shall have a building which exceeds a maximum height of thirty-five (35) feet, measured at each building facade, except that the front elevation shall not exceed thirty (30) feet as defined in this Title. In no case shall a building exceed two (2) stories in height.~~
- ~~(4) Parking, Loading and Access.~~
 - ~~(a) Parking shall be required for all retail and office uses at one (1) space per two hundred (200) square feet of gross floor area. All parking spaces shall be located within the interior of the center and not within the yard setback areas.~~
 - ~~(b) Such spaces shall be built as described in Section 14.37.090, Provo City Code, and shall be provided with a paved concrete access from a public street or alley.~~
 - ~~(c) Parking spaces shall be maintained as set forth in Section 14.37.090, Provo City Code.~~
 - ~~(d) All parking spaces shall be designed as set forth in 14.37.100 Provo City Code.~~
 - ~~(e) Disabled parking spaces shall be provided and designed as set forth in Section 14.37.110, Provo City Code.~~
 - ~~(f) The parking spaces located within the town center may be used by visitors of the adjacent residential villages after closing of normal business hours if the business owners association so permits through a permitting process. Any vehicles parked in these parking areas overnight shall be removed prior to the opening of normal business hours. Signs shall be required to be posted regulating the parking standards. Storage or parking of recreational or inoperable vehicles shall not be permitted.~~
- (7b) Projections into Yards.**
 - (a1)** The following structures may be erected on or project into any required yard:
 - (i) fences and walls in conformance with 14.49E.130;
 - (ii) landscape elements including trees, shrubs, and other plants; and
 - (iii) necessary appurtenances for utility services.
 - (b2)** The structures listed below may project into a yard setback not more than two (2) feet:
 - (i) cornices, eaves, belt courses, sills, buttresses, or other similar architectural features,
 - (ii) fireplace structures and bays, provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part. and

519 (iii) Stairways, balconies, door stoops, fire escapes, awnings and planting
520 boxes or masonry planter not exceeding twenty-four (24) inches in height.

521 (c3) A covered deck ~~not more than one (1) story in height~~ may project into a rear
522 yard twelve (12) feet if open on three (3) sides.

523 ~~(8) Building Height. No lot or parcel of land in a Village 1 (V1) designation shall have a~~
524 ~~building which exceeds a maximum height of thirty five (35) feet, measured at each~~
525 ~~building façade individually, except that the front elevation shall not exceed thirty (30)~~
526 ~~feet as defined in this title.~~

527 ~~—(9) Permissible Lot Coverage.~~

528 ~~—(a) All buildings, including accessory buildings and structures, shall not cover~~
529 ~~more than forty per cent (40%) of the area of the lot or parcel of land.~~

530 ~~—(b) At least forty per cent (40%) of the area of any lot shall be maintained in~~
531 ~~landscaping as defined in Section 15.20.040, Provo City Code.~~

532 **14.49E.140060. Parks and Open Space.**

533 ~~The Villages at Celebration Broadview Shores have has~~ been designed providing
534 several parks and open space throughout the development. Parks and open space shall
535 be installed as the individual phases are developed within one (1) year of the approval
536 of a final plat. All parks and open spaces shall be considered as private and shall be
537 maintained through a Village homeowner's association. Any parks and open space
538 dedicated to and accepted by Provo City shall be maintained by Provo City. Amenities
539 such as ball parks, play areas, tot lots, amphitheaters, water features, fountains,
540 statues, flower gardens, sports courts, and other features are permitted as accessory
541 uses. Trails shall be paved at a minimum width of six (6) feet. All landscaping shall
542 comply with the requirements in Section 14.49E.140 of this chapter. (Enacted 2009-36)

543 **14.49E.120070. Project Plan Review-Design Standards.**

544 (1) Pursuant to Section 14.49.070(3), Provo City Code, the design of development
545 within the ~~Villages at Celebration Broadview Shores~~ SDP-5 zone shall meet the
546 requirements of Section 14.34.280(3), Provo City Code. ~~Such development design shall~~
547 ~~also conform to requirements set forth in the Villages at Celebration Design Standards~~
548 ~~Manual. Such manual shall:~~

549 ~~—(a) establish:~~

550 ~~—(i) an architectural design theme, building materials, typical elevations,~~
551 ~~and colors for the Villages at Celebration; and~~

552 ~~—(ii) coordinated and detailed standards for construction of roadways,~~
553 ~~buildings, parking areas, landscaping, signage, and lighting within the Villages at~~
554 ~~Celebration SDP-5 zone; and~~

555 ~~—(b) be adopted by the Municipal Council by reference after first receiving a~~
556 ~~recommendation from the Planning Commission and Design Review Committee.~~

557 ~~(2) Subject to the requirements set forth in Subsection (1)(a) of this section,~~
558 ~~development within the Villages at Celebration shall be approved by the Design Review~~
559 ~~Committee as set forth in Chapter 14.04A, Provo City Code, as part of a final plan~~
560 ~~approval process for each phase before the issuance of any building permits. All~~
561 ~~structures shall contain a minimum of three (3) design elements as approved by the~~
562 ~~Design Review Committee.~~

563 **14.49E.130080. Fences, Walls, Entry Treatments.**

564 (1) Fence Design and Materials. ~~All fencing and wall design and materials shall be~~
565 ~~approved by the Design Review Committee.~~

566 (a) Typical lot fencing includes all lot fencing for one-family detached lots (~~Village~~
567 ~~1-all inclusive~~) except where a yard is adjacent to a collector or arterial street.

568 (b) The design of fencing adjacent to a collector or arterial street, except Geneva
569 Road, shall be comprised of solid vinyl fence elements and shall include a pillar
570 constructed of masonry or stone a minimum every twenty (20) feet. A pillar may extend
571 up to eighteen (18) inches above the allowable height of a fence. ~~A Masonry fencing~~
572 ~~can be installed in Lieu of the Vinyl fencing with pillars.~~

573 (c) Fencing along Geneva Road adjacent to residential lots shall be constructed
574 of brick, stone or a combination thereof ~~as approved by the Design Review Committee.~~
575 The fence shall be coated with a graffiti resistant material and installed by the developer
576 with the appropriate phase that fronts on Geneva Road. This fence shall be six (6) feet
577 in height.

578 (2) Fences and Walls.

579 (a) No fence or wall shall create a sight distance hazard to vehicular or
580 pedestrian traffic as determined by the Provo City Traffic Engineer.

581 (b) No fence or wall may exceed three (3) feet in height in any required front yard
582 setback.

583 (c) Fences or walls may be constructed to a maximum height of six (6) feet.

584 (d) Walls and fences in a rear yard shall be a maximum of six (6) feet in height.

585 (3) Village Entrance Treatments. Entry wall or fence treatments to village entrances
586 may not exceed ~~six-ten (610)~~ feet at the highest point, except lamps on pillars, and shall
587 comply with the provisions of Section 14.34.100, Provo City Code. A pillar may extend
588 up to eighteen (18) inches above the allowable height of a fence or wall provided each
589 pillar is no less than six (6) feet from an adjoining pillar, measured face to face.

590 (4) Materials. All fencing shall be constructed of vinyl, ~~brick, stone, concrete, or~~
591 ~~masonry unless other materials are approved by the Design Review Committee and the~~
592 ~~Planning Commission.~~ The type of fencing should be consistent throughout an
593 individual village. The color used throughout the community shall be consistent and
594 determined at the time of final plat approval. Pillars shall be constructed of a consistent
595 masonry or stone material that will contribute to the overall project.

596 **14.49E.140090. Signs.**

597 Unless otherwise prohibited by law, signs of the type and description listed below,
598 and no others, may be placed on private property to which they pertain.

599 (1) Villages 1--~~56~~

600 (a) One (1) name plate not exceeding two (2) square feet in area and displaying
601 only the name and address of the occupant on the wall of the building.

602 (b) One (1) temporary sign with a maximum area of six (6) square feet each,
603 pertaining to the sale, lease, or rent of the particular building, property, or premises
604 upon which it is displayed. No sign is permitted in a street right-of-way, including
605 landscaped planter strips.

606 (c) One (1) monument sign may be erected at the entrance of each of each
607 village not exceeding thirty-two (32) square feet placed upon an ornamental masonry

608 wall which identifies a minimum of the name and/or address of the village or group of
609 buildings. The sign shall be architecturally compatible ~~as approved by the Design~~
610 ~~Review Committee.~~

611 (2) Village ~~Town Center~~ (Village 67).

612 (a) One (1) freestanding sign not to exceed twenty (20) feet in height may be
613 located at the entrance of a commercial center. Said sign shall conform with the
614 following provisions:

615 (i) The area of the sign shall be in accordance with the provisions of Table 2,
616 Section 14.38.130, Provo City Code. The name of the center shall be displayed on the
617 sign. The name of one (1) or more of the tenants or business establishments in said
618 shopping center may be displayed on said signs.

619 (ii) No such sign shall project over any property line nor more than five (5) feet
620 into any required front yard.

621 (iii) Said signs may be lighted with interior or exterior soft lighting.

622 (iv) Twenty-five per cent (25%) of the sign may include electronic messages.
623 No messages or material may rotate or flash any greater than eight (8) revolutions per
624 minute.

625 (iv) If a sign is located where a pedestrian can walk directly beneath the sign,
626 the bottom of the sign cabinet shall be at least eight (8) feet above the ground.

627 (b) Each business establishment or tenant of the Village Town Center may have
628 wall signs in conformance with the following:

629 (i) The sign area shall as provided on Table 3, Section 14.38.140, Provo City
630 Code.

631 (ii) There may be one (1) wall sign for the front face of each business or
632 tenant. There may, in addition, be one (1) sign for each business establishment or
633 tenant having a rear building face with a public entrance.

634 (iii) No part of a wall sign shall extend above the top level of a wall upon or in
635 front of which it is situated.

636 (iv) No sign, including any light box or structural part, shall project more than
637 eighteen (18) inches from the face of the building to which it is attached. Copy shall not
638 be permitted on the sides of any such sign.

639 (c) All signs shall be architecturally compatible with design elements, materials,
640 colors, and design themes ~~approved by the Design Review Committee.~~

641 (d) Special purposes signs as described in Section 14.38.050, Provo City Code,
642 may be permitted. Community signs may be erected for the purpose of providing
643 information, such as trail access, directional, and other similar signage as necessary for
644 the movement of pedestrians or for general information purposes for the community.
645 These signs may not exceed three (3) feet in height or be larger than twelve (12) square
646 feet in area and shall be architecturally compatible.

647 (e) One (1) flag or banner no larger than two (2) feet by three (3) feet may be
648 attached to a utility pole for the purpose of displaying seasonal activities relating to
649 holidays or special events that relate to the development and not individual businesses
650 or advertising of retail merchandise. The ~~Community~~ Development ~~Services~~ Department
651 shall review and approve these signs prior to installation of said signs. Written
652 permission shall be granted by the utility company if placed on a utility pole. A building

653 permit shall be required if a new pole is to be installed. There must be a clearance of a
654 minimum of eight (8) feet below the sign from the ground. (Enacted 2009-36)

655 **14.49E.150100. Landscaping Requirements.**

656 A detailed landscaping plan ~~for any open space/common area~~ shall be ~~approved by~~
657 ~~the submitted for review with the Design Review Committee prior to the~~ approval of any
658 final plat. The requirements of this section shall apply in addition to other requirements
659 of Chapter 15.20, Provo City Code.

660 (1) ~~Villages 1-5~~. The requirements of this section shall apply to ~~Villages 1-5~~ in
661 addition to other applicable requirements of Chapter 15.20, Provo City Code.

662 (a) All open areas except driveways, parking areas, walkways, utility areas,
663 decks, patios, porches, etc., shall be landscaped with plants, shrubs, trees, grass, and
664 similar materials.

665 (b) A minimum of two (2), one and one-half (1 1/2) inch caliper deciduous trees
666 or six (6) foot tall evergreen trees, and four (4), five (5) gallon shrubs shall be planted for
667 each lot or pad in a subdivision or village, as well as building foundation planting of
668 appropriate shrubs, flowers, or ground covers. In areas where grass is designated, sod
669 shall be installed.

670 (c) The developer shall install landscaping in each front and side yard including a
671 sprinkler system for all ~~lots smaller than 5,000 sf V1.5 and V1.6~~ lots ~~prior to occupancy~~
672 ~~of the structure~~ if weather permitting or bond for the installation of the landscaping as
673 required in Section 15.20.130, Provo City Code, including the landscaping of the street
674 planter strip.

675 (d) The owner of any ~~lot larger than 5,000 sf all V1.8 and V1.10~~ lots shall install
676 landscaping and a sprinkler system as required by Chapter 15.20, Provo City Code,
677 meeting the above requirements.

678 (e) All parking lots shall be landscaped as provided in Section 15.20.090, Provo
679 City Code.

680 ~~(f) The developer shall install landscaping and sprinkler systems for all V2-5~~
681 ~~Villages prior to occupancy of any structures.~~

682 (2) Village ~~Town Center~~7.

683 (a) A minimum of fifteen (15), two (2) inch calipers deciduous or six (6) foot
684 evergreen trees per acre or any combination thereof shall be installed in the Village
685 ~~Town Center~~7. All shrubs shall be five (5) gallon in size.

686 (b) All parking lots shall be landscaped as provided in Section 15.20.090, Provo
687 City Code.

688 (c) Chapter 15.20 shall apply where applicable.

689 (3) ~~Park Strips. All park strips within the Broadview Shores shall be maintained as~~
690 ~~follows:~~

691 (a) ~~Park strips adjacent to lots that are maintained by the HOA shall also be~~
692 ~~maintained by the HOA.~~

693 (b) ~~Park Strips adjacent to lots that are maintained by the homeowner shall be~~
694 ~~maintained by the homeowner.~~

695 (c) ~~Street trees shall be planted in park strips in addition to lawn or waterwise~~
696 ~~landscaping as provided in Chapter 15.20, Provo City Code.~~

~~(3) Park Strips. All park strips within the Villages at Celebration shall be maintained by a home owners association. Street trees shall be planted in park strips in addition to lawn as provided in Chapter 15.20, Provo City Code.~~

~~(4) Parks and Open Space.~~

~~(a) Parks and open space shall be landscaped with grass and trees and other landscaping materials as approved by the Design Review Committee.~~

~~(b) Parks and open space shall be landscaped by the developer as part of each phase of the development as approved by the Planning Commission.~~

~~(c) All amenities indicated on the approved plans shall be installed as part of the phase (Village) as approved.~~

~~(d) A minimum of fifteen (15) inch and one-half (1 1/2) inch caliper deciduous or six (6) foot evergreen trees per acre or any combination thereof shall be required to be installed.~~

~~(e) All trails shall be a minimum of six (6) feet wide and paved with asphalt or concrete. (Enacted 2009-36)~~

14.49E.160110. Occupancy Requirements.

~~(a) Each dwelling unit located within the Villages at Celebration Broadview Shores may be occupied by a family or three (3) singles as defined in Section 14.06.020, Provo City Code, relative to Lakeview North Neighborhood requirements.~~

~~(b) Second kitchens may be permitted in the V1.10 and V1.8 zones if a second kitchen agreement is approved and recorded by Provo City as provided in this title. No second kitchens shall be permitted within the any other portion of the Villages at Celebration development.~~

~~**14.49E.170**~~

~~**Other Requirements.**~~

~~(1) Homeowners' Association - Guarantees and Covenants.~~

~~(a) Adequate guarantees and covenants shall be provided for permanent retention and maintenance of all parks, open space, trails, and other amenities owned in common within the Villages at Celebration development. No final plat may be approved until restrictive covenants have been submitted to and approved by the Development Services Department. Said guarantees shall include the following:~~

~~(i) A home owner's association for the entire development shall be created.~~

~~(ii) The care and maintenance of the area within any open space reservation shall be insured by the developer by establishing a private association or corporation responsible for such maintenance which shall levy the cost thereof as an assessment on the property owners within the Villages at Celebration. Ownership and tax liability of private open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the final plan approval.~~

~~(iii) Maintenance of open space reservations shall be managed by a person, partnership, or corporate entity which has adequate expertise and experience in~~

738 ~~property management to assure that maintenance is accomplished efficiently~~
739 ~~and at a high standard of quality.~~

740 ~~(b) Parking and occupancy requirements, association funds, and establishment of~~
741 ~~maintenance estimates and funds shall be disclosed prior to any purchase of~~
742 ~~property within the development.~~

743 ~~(c) Ongoing maintenance fees that will be assessed prior to the purchase or lease~~
744 ~~of property shall be disclosed.~~

745 ~~(2) Recreational Vehicle Storage. Recreational vehicles shall be stored and parked~~
746 ~~only within an enclosed structure.~~

747 ~~(3) Trash Storage.~~

748 ~~(a) Refuse bins (dumpster) shall be stored in a screened enclosure which has a six~~
749 ~~(6) foot masonry wall or vinyl fence and which is architecturally compatible in style~~
750 ~~and materials with the character of the development. Such structures may not be~~
751 ~~located in a front yard setback.~~

752 ~~(b) Storage of trash, abandoned, wrecked, or junked vehicles shall be prohibited.~~
753 ~~Storage of miscellaneous materials shall conform to the requirements of Section~~
754 ~~14.34.080, Provo City Code.~~

755 ~~(4) Outdoor Lighting. All outdoor lighting shall comply with Section 15.21, Provo City~~
756 ~~Code, where applicable. The Design Review Committee shall approve all outdoor~~
757 ~~lighting elements.~~

758 ~~(5) Transitional Development Standards. Where a commercial structure is located~~
759 ~~adjacent to residential property, the requirements of Chapter 14.34.300, Provo City~~
760 ~~Code, shall apply.~~

761

762 **14.49E.180120. Existing Agricultural Uses.**

763 Recognizing agricultural uses exist within the designated **Villages at**
764 **CelebrationBroadview Shores** Specific Development zone, any use legally established
765 as of the effective date of this chapter shall be deemed a permitted conforming use and
766 may be continued pursuant to the Utah County zoning provisions existing when the
767 property was annexed to the City. Such uses may be continued until the property is
768 developed as part of the **Villages at CelebrationBroadview Shores**. At that point, such
769 existing uses shall be deemed legal non-conforming uses.

770

771 **14.49E.130. Other Requirements:**

772 (1) Homeowners Association - Guarantees and Covenants.

773 (a) Adequate guarantees and covenants shall be provided for permanent
774 retention and maintenance of all parks, open space, trails, and other amenities owned in

775 common within the Broadview Shores development. No final plat may be approved until
776 restrictive covenants have been submitted to and approved by the Development
777 Services Department. Said guarantees shall include the following:

778 (i) A homeowner's association for the entire development shall be created.

779 (ii) The care and maintenance of the area within any open space reservation
780 shall be insured by the developer by establishing a private association or corporation
781 responsible for such maintenance which shall levy the cost thereof as an assessment
782 on the property owners within the Broadview Shores. Ownership and tax liability of
783 private open space reservations shall be established in a manner acceptable to the City
784 and made a part of the conditions of the final plan approval.

785 (iii) Maintenance of open space reservations shall be managed by a person,
786 partnership, or corporate entity which has adequate expertise and experience in
787 property management to assure that maintenance is accomplished efficiently and at a
788 high standard of quality.

789 (b) Parking and occupancy requirements, association funds, and establishment
790 of maintenance estimates and funds shall be disclosed prior to any purchase of property
791 within the development.

792 (c) Ongoing maintenance fees that will be assessed prior to the purchase or
793 lease of property shall be disclosed.

794 (2) Trash Storage.

795 (a) Storage of trash, abandoned, wrecked, or junked vehicles shall be prohibited.
796 Storage of miscellaneous materials shall conform to the requirements of Section
797 14.34.080, Provo City Code.

798 (b) Refuse Bins (dumpster) shall be stored in a screened enclosure which has a
799 six (6) foot masonry wall or vinyl fence and which is architecturally compatible in style
800 and materials with the character of the development. Such structures may not be
801 located in a front yard setback.

802
803 (3) Outdoor Lighting. All outdoor lighting shall comply with Section 15.21, Provo City
804 Code, where applicable.

805 (4) Transitional Development Standards. Where a commercial structure is located
806 adjacent to residential property, the requirements of Chapter 14.34.300, Provo City
807 Code, shall apply.

808
809 **14.49E.190. Illustrations:**

810 The following graphics are provided for illustration purposes only and are
811 representative of the typical architecture that will be found throughout the entire village.
812 All architecture is subject to approval of the Design Review committee:

813 ~~(1) Site Plans and Elevations (Examples).~~

814 ~~(A) Villages 1 One Family Alley loaded garage homes at least ten (10) feet.~~

815 ~~This Section shall not apply to the DT1 (General Downtown) or GW (Downtown~~
816 ~~Gateway) zone.~~

817 ~~(2) Where the side yard of a commercial or multiple family residential corner~~
818 ~~lot abuts the same street as the front yard of an adjoining residential property facing the~~

819 ~~same street, the minimum side yard setback on the corner lot shall be twenty (20) feet~~
820 ~~from the street right-of-way line.~~

821 ~~(3) Where a lot in any multiple family residential, business, commercial or~~
822 ~~industrial zone abuts a lot in any one family residential, residential agricultural or~~
823 ~~agricultural zone or where a business, commercial or industrial zone abuts a lot in a~~
824 ~~multiple family residential zone, there shall be provided a landscaped front yard on~~
825 ~~such lot equal to that of the residential use on the abutting property.~~

826 ~~(4) Any multiple family residential, business, commercial or industrial parking~~
827 ~~lot consisting of four (4) or more spaces and that portion of the driveway back of~~
828 ~~the building line shall be screened from the street and from adjoining properties in the~~
829 ~~abutting residential, residential agricultural or agricultural zones by either a landscape~~
830 ~~berm two (2) feet high at the crown, a hedgerow at least five (5) feet high at maturity, or~~
831 ~~a masonry wall not less than three (3) feet high in the front yard, and not more than six~~
832 ~~(6) feet high located back of the building line.~~

833 (5) All building and parking lot lighting shall comply with the outdoor lighting
834 regulations of Title 15, Provo City Code.

835 (6) Notwithstanding a permitted or conditional use provision to the contrary, a use
836 that involves open storage of merchandise or equipment, off-premise signs, trade or
837 industry that is noxious or offensive by reason of the emission of odor, smoke, gas,
838 vibration or noise shall be strictly prohibited on a lot abutting a residential, residential
839 agricultural or agricultural zone.

840 (7) No overhead/bay doors shall be permitted in the wall of a building which faces a
841 residential, residential agricultural or agricultural zone if said wall is closer than twenty-
842 five (25) feet to the property line.

843 (8) All mechanical equipment (e.g., air conditioners, fans, pumps, etc.) should be
844 located within the building or on a roof with parapet walls. Any mechanical equipment
845 located on the outside of a building within twenty-five (25) feet of the nearest residential
846 use shall have a visual/noise barrier (masonry wall or landscaping) that completely
847 surrounds the equipment and extends at least one (1) foot above the equipment. Noise
848 from mechanical equipment shall not exceed the decibel level set forth in Section
849 9.06.030, Provo City Code.

850 (9) No loading dock or delivery pickup area shall be located within fifty (50) feet of a
851 residential use. These areas shall be screened from public view with a six (6) foot
852 masonry wall.

853 (10) No trash container shall be located closer than twenty-five (25) feet from the
854 side property line of a lot in a residential, residential agricultural or agricultural zone.

855 ~~(11) Parking- See Chapter 14.37, Provo City Code.~~

856 ~~(112)~~ All of the above-listed requirements shall apply, unless the Planning
857 Commission approves an alternative buffering arrangement equal to or better than the
858 requirements set forth in this Subsection. The Planning Commission shall make specific
859 findings justifying the alternate buffering arrangement. (Enacted 1990-32, Am 1993-90,
860 Am 1995-58, 1998-06, Am 1999-49, Am 2010-31)

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT**

This Second Amendment to Development Agreement (“Second Amendment”) is entered into this [redacted] day of [redacted], 2022 (“Effective Date”), by and between Provo City, a municipal corporation of the State of Utah, (“City”), and Ivory Development, LLC, a Utah limited liability company (“Developer”), sometimes referred to jointly herein as “Parties.”

RECITALS:

WHEREAS the Parties previously entered into that certain Development Agreement (“Agreement”) dated on or about October 6, 2009 with respect to real property located in Provo City, Utah County, State of Utah (“Property”);

WHEREAS the Parties previously entered into that certain First Amendment to Development Agreement dated December 2, 2014;

WHEREAS Developer and the City desire to further amend the Agreement as described herein;

NOW, THEREFORE, in consideration of the promises, covenants, representations and warranties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.
2. Applicable Law. The zoning ordinance applicable to the Property shall be the Broadview Shore Specific Development Plan Overlay Zone located at Chapter 14.49E of the Provo City Code as adopted on [insert date] (“Amended Ordinance”). By consenting to the application of the Amended Ordinance, Developer is not waiving its vested right in any other law, ordinance, regulation, standard in effect as of the date of the Agreement.
3. Interpretation/ Conflicting Terms. In the event of a conflict in the terms and conditions of this Second Amendment with the terms and conditions of the Agreement, the terms and conditions of this Second Amendment shall be binding and govern the conduct of the parties.
4. No Other Changes. All provisions in the Agreement, except as specifically amended by this Second Amendment shall remain in full force and effect.
5. Counterparts. This Second Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

IN WITNESS WHEREOF, the parties hereto have set their hands to this Second Amendment effective as of the date above first written.

Developer:

IVORY DEVELOPMENT, LLC,
a Utah limited liability company

By: _____

Name: _____

Its: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 2022, personally appeared before me _____, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the _____ of Ivory Development, LLC, a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

Notary Public

City:
PROVO CITY

By _____

Its _____

Dated: _____

City Recorder
Approved as to form:

Dated: _____

City Attorney

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT**

This Second Amendment to Development Agreement (“Second Amendment”) is entered into this 11th day of August, 2022 (“Effective Date”), by and between Provo City, a municipal corporation of the State of Utah, (“City”), and Ivory Development, LLC, a Utah limited liability company (“Developer”), sometimes referred to jointly herein as “Parties.”

RECITALS:

WHEREAS the Parties previously entered into that certain Development Agreement (“Agreement”) dated on or about October 6, 2009 with respect to real property located in Provo City, Utah County, State of Utah (“Property”);

WHEREAS the Parties previously entered into that certain First Amendment to Development Agreement dated December 2, 2014;

WHEREAS Developer and the City desire to further amend the Agreement as described herein;

NOW, THEREFORE, in consideration of the promises, covenants, representations and warranties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.

2. Applicable Law. The zoning ordinance applicable to the Property shall be the Broadview Shore Specific Development Plan Overlay Zone located at Chapter 14.49E of the Provo City Code as adopted on August 8th, 2022 (“Amended Ordinance”). By consenting to the application of the Amended Ordinance, Developer is not waiving its vested right in any other law, ordinance, regulation, standard in effect as of the date of the Agreement.

3. Interpretation/ Conflicting Terms. In the event of a conflict in the terms and conditions of this Second Amendment with the terms and conditions of the Agreement, the terms and conditions of this Second Amendment shall be binding and govern the conduct of the parties.

4. No Other Changes. All provisions in the Agreement, except as specifically amended by this Second Amendment shall remain in full force and effect.

5. Counterparts. This Second Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

IN WITNESS WHEREOF, the parties hereto have set their hands to this Second Amendment effective as of the date above first written.

Developer:

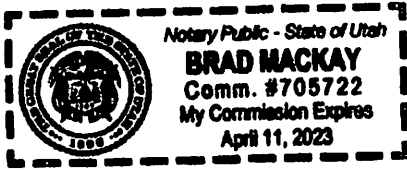
IVORY DEVELOPMENT, LLC,
a Utah limited liability company

By: *Chris P. Gamvroulas*
Name: CHRISTOPHER P. GAMVROULAS
Its: PRESIDENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 11th day of August, 2022, personally appeared before me Christopher P. Gamvroulas known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the President of Ivory Development, LLC, a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

Brad Mackay
Notary Public



City:
PROVO CITY

By: *Maria Kanfer*
Its: Mayor

Dated:
August 18, 2022

Dallman

City Recorder
Approved as to form:



Dated:
Jan 17, 2023

Brian Jones
City Attorney