



June 23, 2026

Dear Mayor Judkins, Members of the Provo City Council, and Planning Commissioners,

We are writing to you regarding the proposed Vesper Amphitheater project. We greatly appreciate Mayor Judkins and Provo City staff inviting City of Orem representatives to a preliminary meeting on May 5th to discuss the project prior to its public announcement. We are grateful to have been briefed on the project's scope, which has prepared us to address inquiries from Orem residents. As the consideration and planning of this project moves forward, we have a strong desire to collaborate and would appreciate being involved as closely as possible.

While we recognize the potential economic benefits this project could bring to both our communities, as well as the possibility for improved trail connections, we also have a number of questions and concerns. Some of these were expressed by our staff at the initial meeting, while others have emerged upon further review and through outreach from our residents.

We respectfully offer the following considerations for discussion and evaluation:

- **Traffic Congestion:** The existing transportation infrastructure in this area already faces significant strain. The intersection at the mouth of the canyon experiences significant delays during peak hours and weekends. Furthermore, the 800 North corridor drops from three travel lanes in each direction to two lanes east of 800 East, often causing eastbound traffic to back up from the canyon past Palisade Drive. On holiday weekends and during camping and hunting seasons, Provo Canyon Road (189) sees substantial westbound traffic backups stretching miles up the canyon. We are concerned that the thousands of extra vehicle trips generated by the amphitheater could further exacerbate these existing challenges and affect access to existing canyon destinations for residents and visitors.
- **Parking Availability:** With a proposed maximum capacity of 20,000 seats, even a conservative estimate of one vehicle per three attendees would require over 6,500 parking spaces. Can the proposed site adequately accommodate this volume? We are concerned that event attendees may seek parking at Orem's adjacent Timpanogos Park, Utah County's Adjacent Canyon View Park, or along the highway shoulder. Our existing park is already at capacity during weddings, community events, and typical recreational use. The current proposal may affect the ability of residents to access and enjoy these parks. The City of Orem is hesitant to implement mandatory parking enforcement and towing programs at Timpanogos Park to manage potential venue overflow.

- **Noise Pollution:** We would welcome additional information regarding how sound from performances will be managed. Could event-related noise affect Timpanogos Park, including outdoor weddings, community events, and the general enjoyment of the canyon's open space? Additionally, how might sound travel up and down the canyon or across adjacent areas, potentially affecting existing cabins, residential neighborhoods, and recreational users? It is also worth noting that Orem residents live closer to the proposed venue than the nearest Provo residents.
- **Impact on Existing Parks:** The potential alteration of the Timpanogos Park entrance, which attracts 160,000 visitors annually, raises significant concerns for our city. This is especially true given the substantial investments made over the past five years to complete three phases of the mountain bike park. We are particularly concerned that a conceptual highway overpass could become a visual barrier and source of noise, potentially affecting the aesthetic value and recreational appeal of these park areas. Additionally, we would appreciate clarification regarding whether the footprint of the proposed overpass could result in the loss of any portion of Canyon View Park.
- **Compatibility with Existing Regional Events:** Have the potential impacts of this project on established regional events, including the Utah Valley Marathon and forthcoming Ironman, been evaluated? If so, how will any identified conflicts be mitigated?
- **Nature Conservation and the Provo River:** Will this project encroach upon the Provo River or negatively impact the waterway? We also need assurances regarding how stormwater runoff will be managed to prevent potential water quality issues. Can the natural canyon and mountain vistas be better preserved by limiting the height and placement of the proposed buildings within the development?
- **Police Enforcement:** Currently, the Orem Police Department patrols and responds to vehicle accidents from the mouth of the canyon to the Timpanogos Park turn-off, while the Provo Police Department and Utah Highway Patrol cover areas further up the canyon. This new development would require a significant reassessment of current policies and jurisdictional handshake agreements between Orem, Provo, and Utah Highway Patrol. The anticipated traffic of a 20,000-seat venue may require traffic control similar to those used for BYU football or Provo/Orem marathon events. We encourage consideration of the staffing, coordination, and overtime costs that may be associated with these traffic-control needs.
- **Long Term Viability:** While the developer appears to be moving forward with good intent to build a high-quality project, ensuring a high-quality outcome for the proposed canyon development—which includes up to a 20,000-seat amphitheater, up to 150,000 square feet of retail, and up to 8,000-space parking footprint—requires proactive safeguarding. A critical risk lies in potential developer financial distress. If the developer encounters delays and the interest clock begins to run, the pressure to break even or minimize losses will mount. Under the broad standards of Provo's SC-3 Regional Shopping Center Zone, a struggling developer could easily pivot to lower-quality, high-turnover retail uses and lower-quality Retailers and Hoteliers just to fill space. To

protect the canyon's long-term value, an analysis of the permitted uses and types of retailers should be determined before any rezoning takes place.

- **Need for Comprehensive Data:** To fully evaluate the scope and potential impacts of this development, comprehensive traffic, parking, noise, economic, and environmental analyses will be essential. We look forward to reviewing these studies as they become available and incorporating their findings into ongoing discussions.

We look forward to learning more about the Vesper Amphitheater project and to a productive, ongoing collaboration with Provo City's elected officials and staff.

Respectfully,



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Orem City Mayor



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