

Provo City Planning Commission

Report of Action

September 24, 2025

***ITEM 3** Gardner & Associates request annexation of approximately 16.67 acres of land located at approximately 4505 N Canyon Road. North Timpview Neighborhood. Jessica Dahneke (801) 852-6413 jdahneke@provo.org PLANEX20240291

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 24, 2025:

RECOMMENDED APPROVAL

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

Motion By: Lisa Jensen

Second By: Joel Temple

Votes in Favor of Motion: John Lyons, Joel Temple, Daniel Gonzales, Lisa Jensen, Jonathan Hill, Melissa Kendall, Barbara DeSoto, Matt Wheelwright

Jonathan Hill was present as Chair.

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

LEGAL DESCRIPTION FOR PROPERTY TO BE ANNEXED

The property to be annexed is attached Exhibit A.

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

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

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

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

- Leon Moon, Provo resident, asked about plans for development at the property and where a road would be.

APPLICANT RESPONSE

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

- The applicant was not present at the meeting. Staff, on behalf of the applicant, explained that there are no future development plans for the area at this time, they are just seeking to annex into the city.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Wheelwright verified that the City has the capacity to provide utilities to the area. Staff stated that the area was reviewed by the CRC committee, and the CRC committee felt the City would be able to provide utilities.

- Commissioner Lyons asked about the zoning this property would have once annexed into the City. Staff explained that land annexed into the City comes in as Open Space Preservation and Recreation (OSPR) Zoning, but when the use is agricultural, the property can come in zoned as agricultural.
- Commissioner Jensen stated that it is important to keep in mind that at this step the commission is only making a recommendation to the council about the annexation itself, and any development will happen at a later point. She stated that with that view in mind it made sense to have an area surrounded by Provo to be annexed into Provo.
- Commissioner Hill agreed with the statement saying that with such a small island like this it makes sense to bring it into Provo.
- Commissioner Wheelwright also agreed stating that bringing the land in is in line with the city annexation map and helps reduce the size of the unannexed island in the middle of the city.
- Commissioner Temple asked staff if there was a reason why the rest of the area did not annex in at this time. Staff stated that these were the only signatures on the petition.
- Commissioner Jensen made a motion to recommend approval, stating the applicant should clarify which zoning they would intend to Annex in with.



Planning Commission Chair



Director of Development Services

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

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

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A