

Provo City Planning Commission

Report of Action

November 12, 2025

***ITEM 4** Gardner & Associates request annexation of 38.79 acres of land located along Lakeview Parkway, from approximately 300 North to 880 North. Lakeview South Neighborhood. Hannah Salzl (801) 852-6423 hsalzl@provo.gov PLANEX20250603

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 12, 2025:

RECOMMENDED APPROVAL

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

Motion By: Jon Lyons

Second By: Matt Wheelwright

Votes in Favor of Motion: Jonathon Hill, Barbara DeSoto, Melissa Kendall, Lisa Jensen, Joel Temple, Matt Wheelwright, Jon Lyons, Daniel Gonzales, Anne Allen

Jonathon 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 shown in the 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 MEETING DATE

- No information was received from the Neighborhood District Chair.

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:

- Five residents (Elizabeth Meltzer, Mary White, Mindy Gonzales, Natalie King, and Neil Thornock) emailed to say that they wanted the area to be protected wetlands, and they were concerned about the possibility of an annexation leading to development of the parcels.

APPLICANT RESPONSE

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

- George Bills with Gardner and Associates agreed with the staff presentation and said that he does not know of any current plans to develop. When asked why he and the other property owners wanted to annex, Mr. Bills explained

that property owners in the northern portion were interested in potentially developing residential units, but that there were no current plans.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Temple asked what restrictions the City would be able to put on future development in this area. Given that the area has a high water table and is in a designated wetlands area, there would be high mitigation criteria and development standards.
- Commissioner Jensen asked what development would be permitted under the OSPR zone. The zone permits only parks, open spaces, and trails.
- Commission Wheelwright sought clarification that the current County RA-5 zone permits housing that would not have to go through Provo's approval. Staff confirmed that this is correct.
- Commissioner Jensen stated that she had no problem with annexing the parcel so that Provo could screen potential future development and conservation options.
- Commissioner Lyons agreed with Commissioner Jensen. He shared the concerns expressed by the public but thought that annexing the land would give Provo more control over their future.
- Commissioner Hill expressed that annexing the parcels would actually resolve the concerns raised by the public about development in sensitive wetlands.
- Commissioner Wheelwright asked whether an Annexation Agreement would help. Staff replied that the current wetlands delineation already sets any standards that would be recorded in an Annexation Agreement.



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

