**City Council Staff Report**

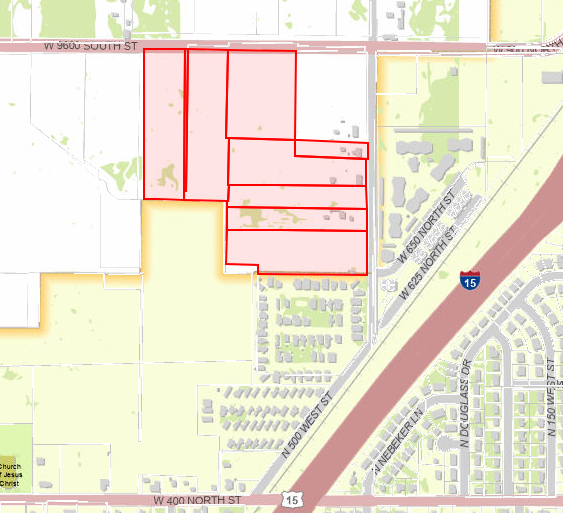
**March 15, 2023**

**REQUEST**

Request for consideration and further review of the R&C Annexation. The request includes the following nine parcels: 30:024:0072, 30:024:0067, 30:024:0240, 30:024:0087, 30:024:0070, 30:025:0025, 30:024:0083, 30:024:0088, 30:024,0090. Total acreage of the parcels is 40.5 acres.

**BACKGROUND AND PROJECT DESCRIPTION**

The requested annexation area of 40.5 acres is bordered on the south by I-1, Industrial zoned property, and R-2-7.5, Residential property. On the east the property is zoned a combination of RMF, Residential Multi-Family and S-1, Highway Service zone.



**Project Name:**

R&C Annexation Consideration for Further Review

**Applicant:**

Justin Hill

**Location:**

9600 South 3550 West (Utah County Address)

**Parcels:**

30:024:0072, 30:024:0067, 30:024:0240, 30:024:0087, 30:024:0070, 30:025:0025, 30:024:0083, 30:024:0088, 30:024,0090

**APPROVAL PROCESS**

The annexation review and approval processes are detailed below. At this time this request is for acceptance for further review shown highlighted below. If accepted for further review the additional steps 3 through 7 will proceed as appropriate. Following steps 3 and 4 the city council shall hold a public hearing to consider the annexation petition see step 5 below.

1. Once the City Recorder has received the Utah County notice and certification letter, the person(s) may file an annexation application and petition with Payson City. On the date of filing, the person(s) shall deliver or mail a copy to the Utah County Clerk (verification required). (UCA 10-2-403(6))
2. Following initial review for completeness, the annexation application and petition will be considered for further review (accept or deny) at a future regularly scheduled city council meeting at least 14 days after the date the petition was filed. If accepted for further review, the Development Services staff will complete a review of the application/petition. Any deficiencies will need to be corrected. (UCA 10-2-405)
3. Following staff review, the City Recorder will determine if the petition meets the requirements of state code; and if so, certify and complete the notification process (UCA 10-2-406). This begins the 30-day protest period (UCA 10-2-407).
4. The Development Review Committee will review the application and petition to give a detailed analysis of the proposal regarding the General Plan, utilities, land use, zoning, trails, transportation, access, circulation, etc. Additional information/documentation may need to be provided.
5. If no protest is received, a public hearing will be scheduled with the City Council and noticed according to state law. The City Council may approve the petition (ordinance). (UCA 10-2-407)
6. Following approval of the petition (ordinance) and finalization of the plat, documentation will be sent to the Lt. Governor’s Office for issuance of a certificate of annexation. (UCA 10-2-425)
7. Upon receipt of the certificate of annexation and finalization of an annexation agreement, the City Recorder will provide the necessary documentation to the Utah County Recorder’s Office for recording and send notice according to state law.

**STANDARD OF REVIEW**

The applicant meets all the requirements for the annexation application to receive further consideration and review.

**RECOMMENDATION**

The applicant is seeking acceptance of this application for further review. This acceptance will permit staff and the applicant to thoroughly review the request and will allow for a detailed analysis of the proposal related to the city’s general plan, utilities, land uses, zoning, transportation and circulation. Said analysis will determine whether it is recommended by staff that the city council approve this annexation request. The city council may:

1. **STAFF RECOMMENDATION:** Accept this request for further consideration and review.
2. Deny this request for further consideration and review. Council should provide reasons for this decision.

Any motion of the city council should include findings that indicate reasonable conclusions for the decision.