

Provo City Planning Commission

Report of Action

March 22, 2023

*ITEM 1 Tara Riddle requests annexation of approximately 106 acres located at approximately 2800 S 750 E. The subject property lies adjacent to the East Bay Neighborhood. Brandon Larsen (801) 852-6408
PLANEX20220317

The following action was taken by the Planning Commission on the above-described item at its regular meeting of March 22, 2023:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above-noted application.

Motion By: Robert Knudsen

Second By: Raleen Wahlin

Votes in Favor of Motion: Lisa Jensen, Melissa Kendall, Robert Knudsen, Jeff Whitlock, and Raleen Wahlin.

Lisa Jensen 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 described 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

- No city department issues were raised.

NEIGHBORHOOD AND PUBLIC COMMENT

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

CONCERNS RAISED BY PUBLIC

- No members of the public commented or raised concerns at this meeting.

APPLICANT RESPONSE

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

- The applicant was not present.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Kendall asked staff what the tax impact to the citizens would be for the proposed annexation. Staff stated any tax impact would be minimal considering the size of the annexation area compared to the rest of the city.
- Commissioner Kendall questioned why not bring in the rest of Annexation Policy Area #2 with the proposed land (staff had shown a picture of Annexation Policy Area #2 to the Planning Commission). Staff explained that some or all the rest of Policy Area #2 may be proposed for annexation in the near future. However, there may be environmental/industrial concerns with some of this land, so the city will want to be judicious in annexing this area.
- Commissioner Knudsen wanted to know what plans the city has for this property if it is annexed. Staff explained the city has no development plans for the subject property.
- The Planning Commission acted to recommend approval of the proposed annexation to the City Council. The vote was 5-0.



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

BEGINNING AT A POINT LOCATED S89°22'23"W ALONG THE SECTION LINE 1022.78 FEET AND SOUTH 1314.42 FEET FROM THE NORTHEAST QUARTER CORNER) OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S13°15'29"E 39.37 FEET; THENCE S13°15'56"E 696.40 FEET; THENCE S13°11'33"E 1154.92 FEET; THENCE N89°00'00"W 1992.88 FEET; THENCE N00°00'01"W 462.67 FEET; THENCE N90°00'00"W 670.91 FEET; THENCE N18°15'00"W 139.15 FEET; THENCE N89°59'04"W 17.00 FEET; THENCE N31°34'29"W 543.79 FEET; THENCE S58°12'19"W 33.04 FEET; THENCE N31°46'29"W 1129.32 FEET; THENCE N89°59'57"E 88.92 FEET; THENCE S72°16'19"E 1324.06 FEET; THENCE S85°13'57"E 248.87 FEET; THENCE N00°32'04"W 214.07 FEET; THENCE N89°28'11"E 1603.10 FEET TO THE POINT OF BEGINNING.

AREA: 4,625,542 SQ. FT. OR 106.19 ACRES