

Provo City Planning Commission

Report of Action

April 22, 2015

ITEM 6* The Public Works Department requests the disconnection of .54 acres of property within the 2000 North Street right-of-way, at 2800 West and the annexation of 7.22 acres of property along 2000 North just west of I-15. *Lakeview North Neighborhood*, 15-0002A, *This item was continued from the April 8, 2015 hearing*, Dustin Wright, 801-852-6414

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 22, 2015:

RECOMMENDATION FOR APPROVAL

On a vote of 7:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Kermit McKinney

Second By: Fred Bandlely

Votes in Favor of Motion: Kermit McKinney, Fred Bandlely, Ross Flom, Diane Christensen, Ed Jones, Brian Smith, Jamin Rowan.

Diane Christensen 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 into the City is described in the attached Exhibit A.

LEGAL DESCRIPTION FOR PROPERTY TO BE DISCONNECTED

The property to be disconnected from the City is described in the attached Exhibit B.

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

- Staff indicated that the item should contain a two part motion; one for the annexation and another for the disconnection.
- Staff explained the intent of the request being one to help resolve issue related to having a city boundary in the centerline of the street. Maintenance of the road can be improved if the entire right-of-way is located under one jurisdiction.

CITY DEPARTMENTAL ISSUES

- The City's Coordinator Review Committee (CRC) has reviewed the request and given final approval.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was present /addressed the Planning Commission during the public hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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:

- Glad to hear that the street will be able to be maintained better than it has historically.
- Some property owners never wanted to be annexed in the first place.
- The expansion of 2000 North will generate more traffic than there has been in the area historically. There will need to be particular attention paid to the safety related to the increased traffic and a signal located at 2000 North and Geneva.

APPLICANT RESPONSE

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

- The boundary has followed the section line and not property lines. The desire is correct this as much as possible
- The goal is to have the city boundary located at the back of curb and not center line of the street.
- The area to be disconnected was part of an older annexation and will be annexed and maintained by Orem City.
- Future layout of 2000 N will be a 72' right-of-way.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Reasoning as to why Orem wants the disconnection
- Explanation of what 2000 North will look like in the future
- Future traffic and safety will need to be addressed in the future plans to expand 2000 North
- Clarification on what describes the are to be annexed



Planning Commission Chair



Director of Community Development

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 Community Development Department, 330 West 100 South, 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



Drawing: 1 Sheet: 1 of 1	Engineering Firm Address	2000 NORTH DE-ANNEXATION -15 TO 2850 WEST MARCH 2015	REMARKS	
	DE-ANNEXATION AREA			