

2009 Provo City General Plan Annexation Policy Map

Area one: No serious water or sewer constraints exist in this area. The General Plan calls for Residential and Commercial development in this area. However, a portion of this area is currently being used for a sand and gravel mining operation with permits issued in the county. Any significant development here would first require the reclamation of the mining operation. Since South State Street is one of the major entries to the city, having this property in the city gives Provo some control over how it develops, and the image created as one enters Provo.

Area two: The General Plan calls for a combination of light and heavy industry in this area, between the railroad tracks and between 950 E and I-15. Provo City has electrical and sewer lines in this area. Water and sewer line extensions would be required to continue annexation south of the former rendering plant and east of the railroad tracks.

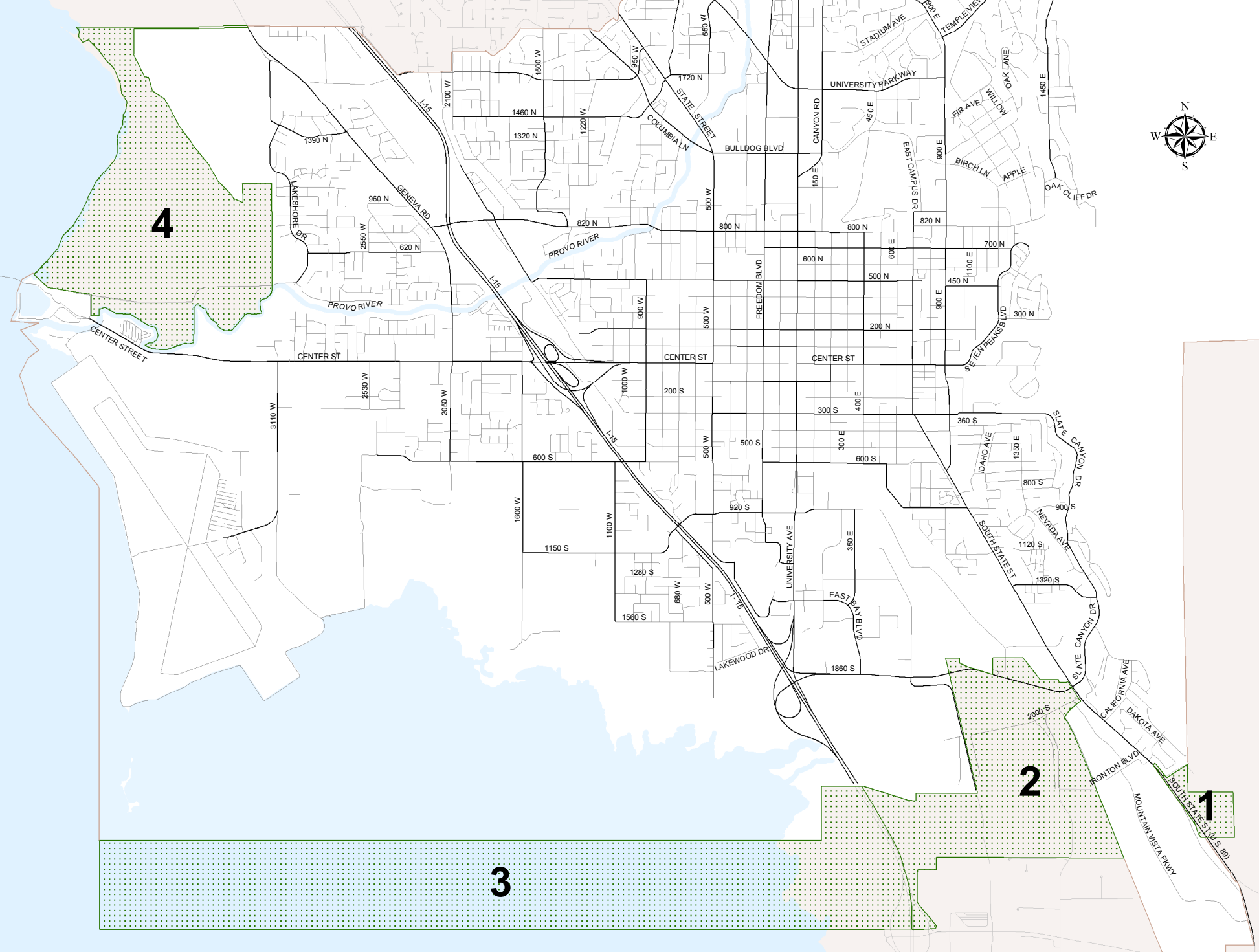
Area three: The Central Utah Project calls for the eventual diking and drainage of Provo Bay, thus providing the potential for urban development. Should this occur, Provo City would be in the best position to service this area. The General Plan currently designates this area as Developmentally Sensitive because of the flood plain and wetlands. A frontage road west of I-15 between the University Avenue and Springville interchanges would also be necessary to provide access to this area.

Area four: The development of this area will require additional water distribution system capacity as well as the construction of waste water lift stations. Present land uses in this area are agricultural and residential types. A large conservation easement, wetlands, and other environmental considerations in this area will need substantial consideration in the annexation and development process.

Area five: Existing water pressure zones can serve this area to an elevation of approximately 5,200 feet. Area 5 can be served by gravity waste water systems, but main lines would have to be extended into the area from existing lines several thousand feet away. Development in most of this area (over 10% slope) would be controlled by the Hillside Development Standards of the Subdivision Ordinance. The General Plan calls for Residential development in this area.

Area six: The area encompasses the Forest Service land east and north of Sherwood Hills and north of Little Rock Canyon. Even though this area contains steep slopes that would limit development, it would be annexed into Provo to preserve the hillsides from future mining uses.

Area seven: This property is an island of Utah County which is completely surrounded by Provo City limits. Most of these properties receive Provo City municipal services.



Map 6.1