
INTEROFFICE MEMORANDUM

TO: MAYOR KAUFUSI, WAYNE PARKER, GARY MCGINN, PLANNING COMMISSION, CITY COUNCIL

FROM: PROVO PUBLIC WORKS

SUBJECT: PEAY PROPERTY ANNEXATION

DATE: 5/15/2019

Public Works recommends denial of the petition to annex property located at approximately 5400 North Canyon Road on the basis that it includes property above the maximum elevation of 4876 that can be adequately serviced by the Provo City Water System. (Note that all habitable floors must be below this elevation to be adequately serviced.)



If just the property that can be serviced below an elevation of 4876 is annexed, then considerable Capital Improvement Projects are required to make city services available to this property including:

1. A storm drainage outfall must be constructed in accordance with the recently adopted Storm Drainage Master Plan. This will most likely entail the construction of a storm drainage outfall line from 5600 North and University Avenue at the depth and size sufficient to capture drainage from properties south of the subject property.
2. A sewer line must be constructed from the west side of University Avenue at 5600 North to service the subject property and surrounding properties. Note that the 8-inch sewer line which was recently constructed in Canyon Road up to the subject property is to service existing homes along Canyon Road that are currently on septic systems. Downstream capacity in this pipe is reserved for undeveloped properties farther to the south. Any

property such as the subject property that can drain to the sewer in 5600 North will be required to do so.

3. All improvements to Canyon Road including resolution of right-of-way issues will be required.
4. It is noted that there are no capital projects in the five year plan for this area of the City and all development costs will have to be born by the developer. If other property is developed which benefits from improvements, some reimbursement might be anticipated if stipulated in a development agreement.
5. No development approvals are granted with annexation. All development proposals will have to be applied for and reviewed in accordance with Provo City ordinances, policies, and procedures.

The issues outlined above have been outlined in the informational sheet "Summary of Public Works North East Provo Annexation Agreement Issues" (see accompanying copy). This has been available to developers and property owners for at least two years.

SUMMARY OF PUBLIC WORKS NORTH EAST PROVO ANNEXATION AGREEMENT ISSUES

Sensitive Lands

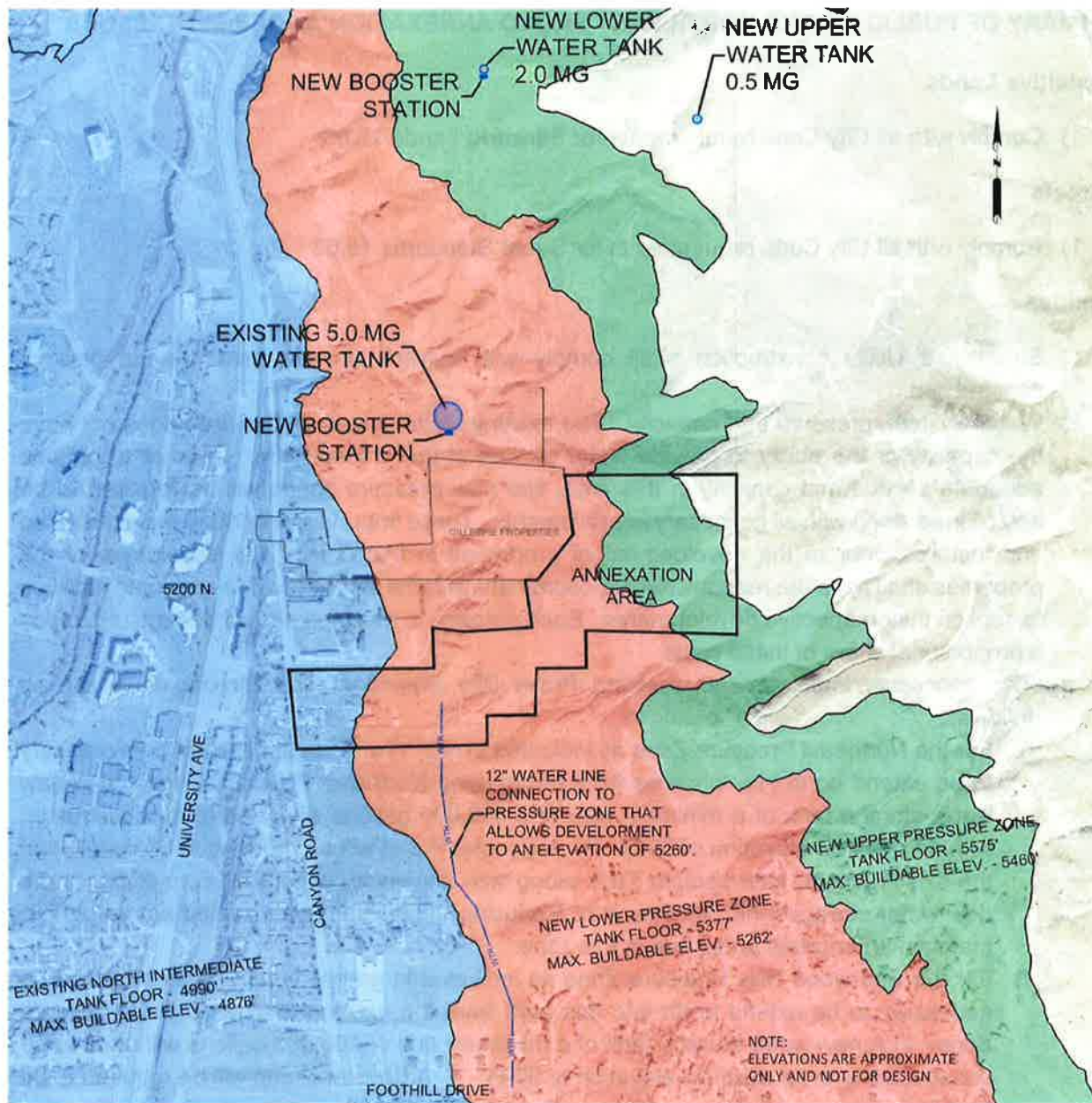
- 1) Comply with all City Code requirements for Sensitive Lands 15.05

Streets

- 1) Comply with all City Code requirements for Street Standards 15.03

Utilities

- 1) Street and Utility construction shall comply with current city standards at the time of construction.
- 2) Water System, pressure and capacity. The existing water system in this area does not have the capacity or the ability to provide water service at the present time. In order to provide adequate service and capacity in this area, two new pressure zones will be required to be established along with all necessary improvements. These improvements need to be designed and installed prior to the development of properties in this area. The developers of the properties shall have the responsibility to coordinate with the City to provide adequate facilities to service their respective developments. Each property in this area should be required to pay a proportional share of these costs.
 - a) The necessary improvements meeting Provo City Standards and Specifications are as follows:
 - i) For the Northeast Pressure Zone as indicated in red, 1) a 12" water line will be necessary to be extend north into this area from the existing Northeast Pressure Zone. 2) A new water storage tank of a minimum size of 2,000,000 gallons will need to be constructed with an overflow elevation of 5397. 3) A Booster Pump will be required to be installed at the existing North Intermediate Tank along with necessary waterlines connecting to the new water storage tank. 4) Pressure Reducing Valves shall be installed as required to maintain appropriate pressures in this zone.
 - ii) For the Sherwood Hills Pressure Zone as indicated in green, 1) a 12" water line will be necessary to be extend north into this area from the existing Sherwood Hills Pressure Zone. 2) A new water storage tank of a minimum size of 500,000 gallons will need to be constructed with an overflow elevation of 5595. 3) A Booster Pump will be required to be installed at the new Northeast Storage Tank along with necessary waterlines connecting to the new water storage tank. 4) Pressure Reducing Valves shall be installed as required to maintain appropriate pressures in this zone.
 - iii) The developers shall transfer all water rights and shall comply with current city standards at the time of construction.
 - iv) See area map for pressure zones and concept of improvements on the next page.
- 3) Sewer System - The developer shall be required to construct the extension of off-site sewer main lines, of adequate capacity to serve the area concurrent with development.
- 4) Storm Drain System - The developer shall be required to construct the extension of off-site storm drainage lines, of adequate capacity to serve the area concurrent with development.
- 5) Existing utilities will be relocated at the developer's expense.



Attached exhibit is one of many possible solutions to the water system layout and should be used only for an illustration.