



**Planning Commission Hearing
Staff Report
Hearing Date: July 10, 2019**

***ITEM 1** Thomas Hunt requests annexation of approximately 2.547 acres located at 1640 S Colorado Ave. The subject property is partially within the East Bay neighborhood. Brian Maxfield (801) 852-6429 PLANEX20190140

<p><u>Applicant:</u> Thomas Hunt</p> <p><u>Staff Coordinator:</u> Brian Maxfield</p> <p><u>Property Owner:</u> East Bay Self Storage</p> <p><u>Parcel ID#:</u> 22:052:0040</p> <p><u>Acreage:</u> 2.547 acres</p> <p><u>Number of Properties:</u> 1</p> <p><u>General Plan Designation:</u> Industrial</p> <p><u>Alternative Actions:</u></p> <ol style="list-style-type: none"> 1. <u>Continue to a future date</u> to obtain additional information or to further consider information presented. The next available meeting date is August 14, 2019 at 6:00 P.M. 2. <u>Deny</u> the proposed project plan for the following reasons: (the Planning Commission must make specific findings that the project does not meet City Code requirements). 	<p><u>Relevant History:</u> None</p> <p><u>Neighborhood Issues:</u> None</p> <p><u>Summary of Key Issues:</u> Consideration of additional area as part of the requested annexation</p> <p><u>Related Items:</u> None</p> <p><u>Recommended Action:</u> <i>Recommend Approval</i> to the Municipal Council of the proposed Provo Storage Annexation of about 2.547 acres, located at approximately 1640 S. Colorado Avenue.</p>
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OVERVIEW

This item is an annexation request for property located at 1640 S. Colorado Avenue. The subject area is located on the south edge of the current Provo boundaries, on the north side of 1860 South, and on the east side of the Western Metals Recycling property. Although the total property includes 3.85 acres, part of the property is already within City boundaries, with the actual size of the proposed annexation being only 2.547 acres. The applicant is Thomas Hunt, the project engineer, but the petition signer is Spencer Wright, representing East Bay Self Storage, LLC.

The site is located within "Area Two" on the City's Annexation Policy Map, with Area Two described on the Map and in the City's General Plan as follows:

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.

By City Ordinance, and without a concurrent zoning application, an annexed property “shall be deemed to be classified in accordance with the lowest density zone allowed by the land use designation set forth for the subject property in the Provo City General Plan.”

The lowest density, or least intensive industrial zone would be the M-1 “Manufacturing” Zone.

A project plan for the site is being reviewed by the City’s Coordinators Review Committee (CRC) and the concept plan is attached to this report. The proposed use for storage units would be permitted under SLU#6370 within either an M-1 or M-2 Zone. The actual project plan will be presented to the Planning Commission for approval subject to approval of the annexation by the Municipal Council.

Questions have been raised regarding the non-inclusion of other properties with this annexation request, especially as the applicant also owns one of the two adjacent properties to the east. At issue is the desire to extend the City’s boundary to eventually match that of shown in the Annexation Policy Map verses annexing only this one property at this time. In order to consider the larger area, there would be a need to contact and discuss the proposal with all property owners, and then a need to determine which properties could be included based on the number of owners who would actually sign the petition, and what percentage of the overall property value their lands would represent. Because that process would likely take several months if not longer, it would obviously cause a delay for this applicant in the approval and development of their property.

FINDINGS OF FACT

- The subject property is within “Area 2” of the Provo City Annexation Policy Map
- The property is designated as “Industrial” in the Provo City General Plan.

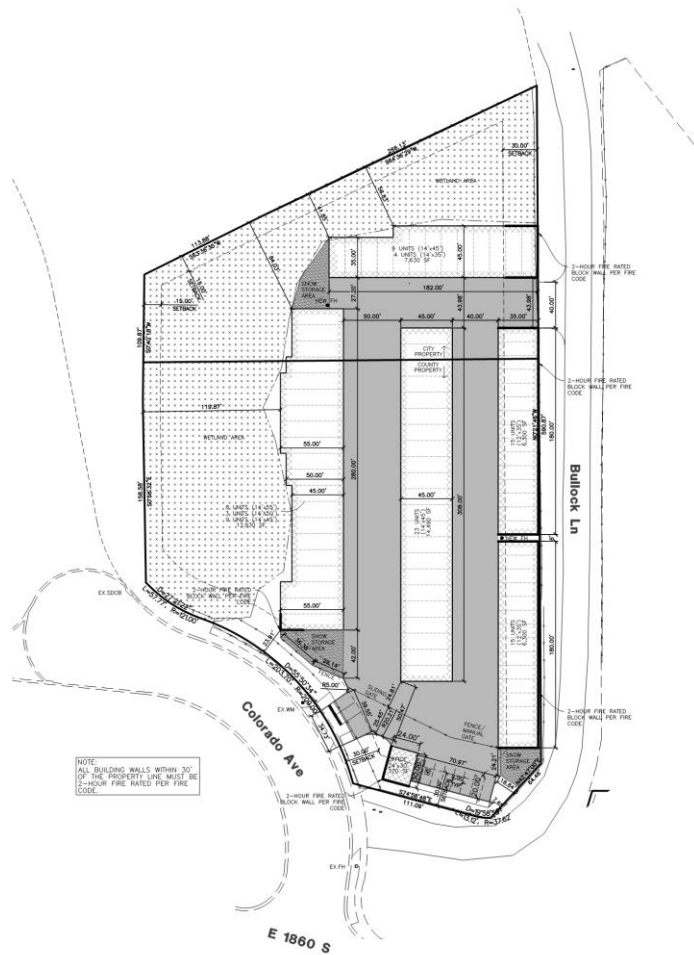
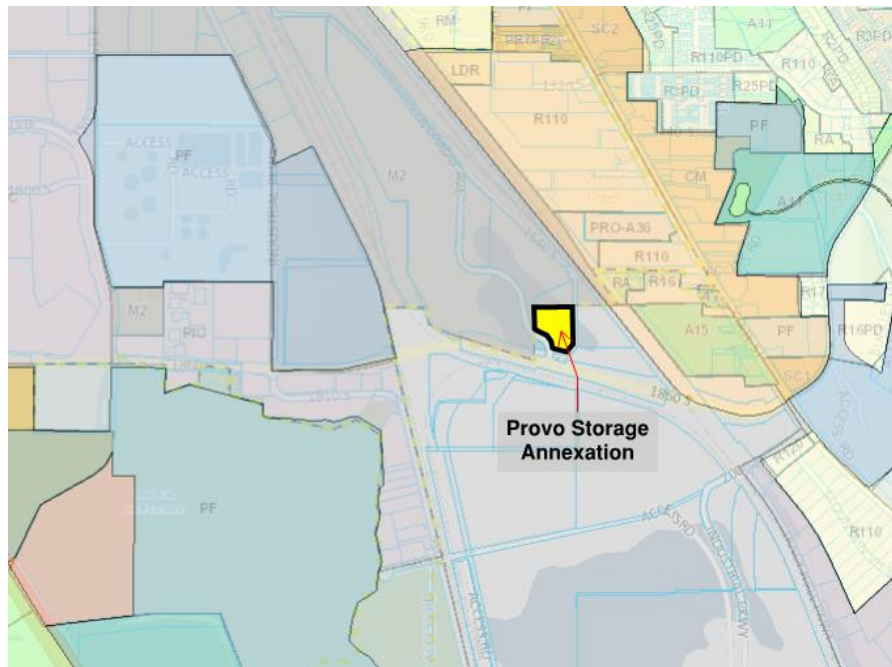
CONCLUSIONS

In its review and evaluation of this particular request, Community Development Staff believes a delay in acting on the annexation in order to consider the larger area, would cause an unnecessary delay for the property owner in the development of their property.

If the Municipal Council acts favorably on the annexation request, an option might be for the Municipal Council to have the applicant sign an annexation agreement that would confirm the applicant’s support for including their adjoining property if the city pursues an annexation of the larger area in the future.

RECOMMENDATION

Recommend Approval to the Municipal Council of the proposed Provo Storage Annexation of about 2.547 acres, located at approximately 1640 S. Colorado Avenue.



SITE DATA PARCEL	
TOTAL AREA	163,250 SF (3.75 ACRES)
TOTAL BUILDING AREA	48,050 SF
HARDSPACE	51,146 SF
PARKING STALLS	8 STALLS & 1 ADA STALL = 9
LANDSCAPE	65,094 SF (40.0%)
	22-052.0040
	BOUGH, TIMOTHY W & MARLISE B
	CONTAINING 163,250 SQUARE FEET OR 3.748 ACRES MORE OR LESS.

SETBACK NOTES:
 • FRONT YARD SETBACKS - 30 FEET
 • SIDE YARD SET BACK - 15 FEET

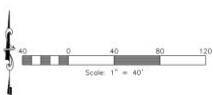
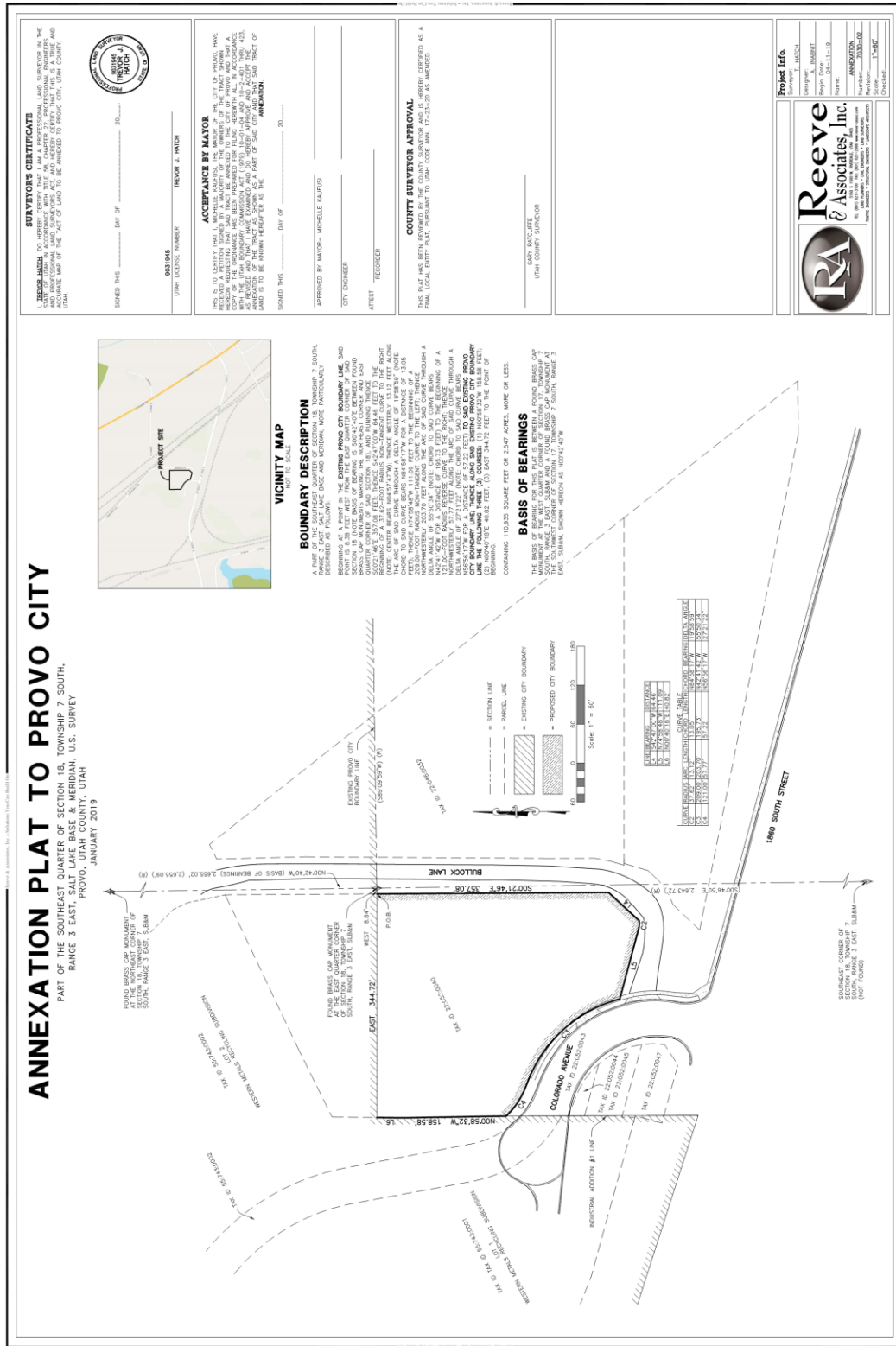


EXHIBIT "A"



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH AND HAVE MADE THIS SURVEY IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERING AND SURVEYING ACT, UTAH CODE ANN. AND THE ACCURACY MAP OF THE FACTS OF LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, AND UTAH.
 SIGNED THIS _____ DAY OF _____ 20____

RECORD
 RECORDED BY MAYOR MICHELLE AUFLER
 CITY ENGINEER
 ATTEST
 RECORDER

CITY ENGINEER APPROVAL
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ANNEXATION PLAN AND AM APPROVING THE ANNEXATION OF THE LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, AND UTAH. I HAVE REVIEWED THE ANNEXATION PLAN AND AM APPROVING THE ANNEXATION OF THE LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, AND UTAH.
 SIGNED THIS _____ DAY OF _____ 20____

APPROVED BY MAYOR MICHELLE AUFLER
 CITY ENGINEER
 ATTEST RECORDER

COUNTY SURVEYOR APPROVAL
 THIS PLAN HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTRY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

GRANT FACILITATOR
 UTAH COUNTY SURVEYOR

ACCEPTANCE BY MAYOR
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ANNEXATION PLAN AND AM APPROVING THE ANNEXATION OF THE LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, AND UTAH. I HAVE REVIEWED THE ANNEXATION PLAN AND AM APPROVING THE ANNEXATION OF THE LAND TO BE ANNEXED TO PROVO CITY, UTAH COUNTY, AND UTAH.
 SIGNED THIS _____ DAY OF _____ 20____

APPROVED BY MAYOR MICHELLE AUFLER
 CITY ENGINEER
 ATTEST RECORDER

COUNTY SURVEYOR APPROVAL
 THIS PLAN HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTRY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

GRANT FACILITATOR
 UTAH COUNTY SURVEYOR

Project Info
 Surveyor: [Name]
 Designer: [Name]
 Sign Date: [Date]
 Name: [Name]
 No.: [Number]
 ANNEXATION
 No. of Acres: [Number]
 No. of Sections: [Number]
 No. of Acres: [Number]
 Scale: [Scale]
 Date: [Date]

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 Registered Professional Surveyors
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