



Provo City Planning Commission

Report of Action

July 10, 2019

*Item 1 Thomas Hunt requests annexation of approximately 2.547 acres located at 1860 S Colorado Ave. The subject property is partially within the East Bay neighborhood. Brian Maxfield (801) 852-6429 PLANEX20190140

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 10, 2019:

RECOMMENDED APPROVAL

On a vote of 7:0, the Planning Commission voted in favor of the following two motions:

1st Motion

That the Municipal Council approval of the annexation of the 2.57-acre parcel and that the Municipal Council consider annexing the other parcels north of 1860 North, east of the subject property and west of the railroad tracks, including the railroad right-of-way.

Motion By: Andrew Howard

Second By: Dave Anderson

Votes in Favor of Motion: Andrew Howard; Dave Anderson; Robert Knudsen; Russell Phillips; Maria Winden; Jamin Rowan; Deborah Jensen

Votes Opposed: None

2nd Motion

That the Municipal Council annex the unincorporated property from 1860 S to the northern boundary of Springville City.

Motion By: Andrew Howard

Second By: Dave Anderson

Votes in Favor of Motion: Andrew Howard; Dave Anderson; Robert Knudsen; Russell Phillips; Maria Winden; Jamin Rowan; Deborah Jensen

Votes Opposed: None

Deborah Jensen was present as Chair.

The 1st motion 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.

RELATED ACTIONS

None

STAFF PRESENTATION

Community Development staff presented information on the proposed annexation and explained why staff believes this annexation should be considered by itself and not be required to include a larger annexation at this time. The belief by Community Development staff is based on the time required to put together an annexation of the larger area would cause an unnecessary delay to the applicant in the development of their property. Community Development staff also expressed the belief that going forward with the proposed annexation would not hamper any future effort to annex any additional area, if indeed, the Municipal Council desires to have staff proceed with that action.

CITY DEPARTMENTAL ISSUES

David Day, representing the City's Public Works Department, expressed that department's desire that at least 1860 South and the properties north of 1860 South be included with this annexation proposal.

NEIGHBORHOOD MEETING DATE

The neighborhood chair did not feel the need to hold a neighborhood meeting for this item.

NEIGHBORHOOD AND PUBLIC COMMENT

There were no neighborhood or public comments on this item.

CONCERNS RAISED BY PUBLIC

No concerns have been submitted or otherwise relayed to staff regarding this item.

APPLICANT PRESENTATION AND RESPONSE

Jennifer Gordon, representing the property owners, gave their reason for only requesting the annexation of one of the two properties they own in this area, as being their concern for a long delay in the development of their first property. They believed that delay could occur from Provo's need to first determine exactly which areas would be included in a larger annexation that would still meet the State's annexation requirements. She also stated their ownership would support the annexation of their other property if the City brought forth an annexation proposal for the larger area in the future.

PLANNING COMMISSION DISCUSSION

Members of the Planning Commission discussed the merits of both the annexation of those properties on the north side of 1860 South as well as the annexation of all properties located within this area (Area 2) of the City's Annexation Policy Map. Several Commissioners stated their belief that this proposed annexation should move forward, with the City then initiating action to annex all unincorporated areas between the current Provo and Springville City boundaries, as shown in the Annexation Policy Map.



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.