

City Council



Annexation A25-02

October 27, 2025



Owner: CRA Commercial Development LLC

Applicant: Lorie Epler, Lary King and Associates

Located: 3456 Black and Decker Road

Acreage: 2.55 acres ±

District: 2 – Davis

PIN #: 0425754360000

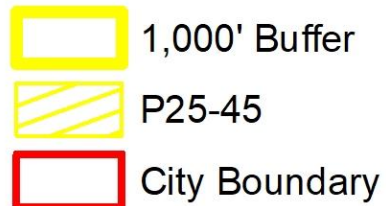




Aerial

Case #: P25-45

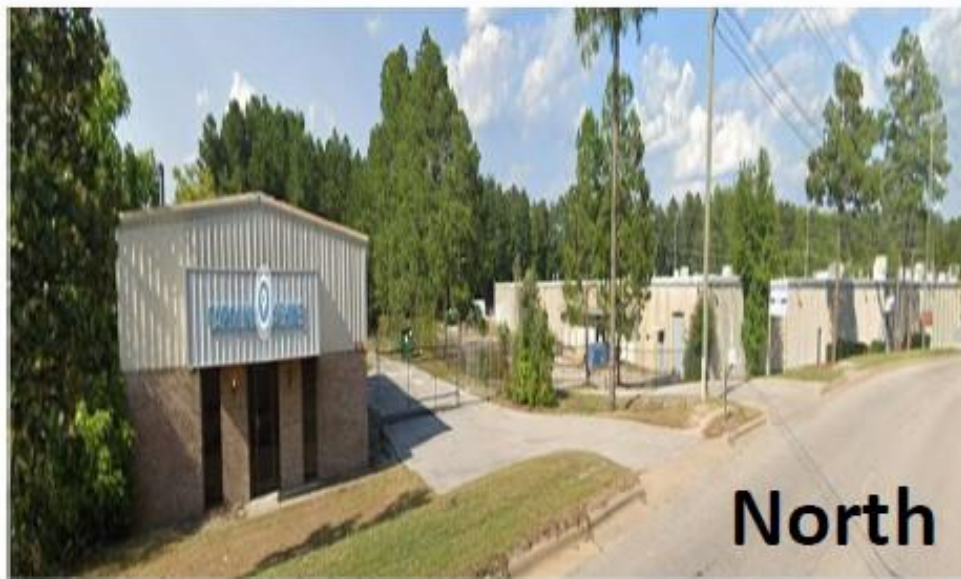
REQUEST: M(P) to LI
LOCATION: Unaddressed
0425754360000



Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.







The Professional Planning Staff recommends that the Council move to adopt the proposed ordinance annexing the parcel with an effective date of October 27, 2025



- 1. Adopt the annexation ordinance with an effective date of October 27, 2025.**
This option affirms the City Council's final action on the initial zoning and schedules the annexation to take effect immediately upon adoption.
- 2. Adopt the annexation ordinance with an effective date of June 30, 2026.**
This option affirms the initial zoning while delaying the effective date of annexation to the next statutory threshold, allowing additional time for service coordination or development readiness.
- 3. Adopt the annexation ordinance with an effective date of June 30, 2027.**
This option validates the Council's zoning action while maximizing the delay in annexation allowed under state law. It provides an extended timeline for development planning, infrastructure coordination, or further policy consideration before annexation.
- 4. Decline to adopt the ordinance.**
Under this option, the annexation would not move forward, the associated initial zoning would not be implemented, and the parcel would remain under county jurisdiction outside the City's corporate limits.
- 5. Defer action on the annexation petition to a specified future date.**
This option allows the City Council to postpone a final decision on the annexation, enabling further review, public input, or the resolution of outstanding issues before proceeding.



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