

**Adopted Minutes
Development Review Committee
June 1, 2005**

The meeting was called to order at 10:09 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Ryan Bagley, Electric Utility Planner; Ryan Baum, Public Works Inspector; Marvin Banks, Public Works Superintendent; Tom Cooper, Electric Lineworker; Connie Swain, Deputy Recorder.

Citizens Present: None

Minutes

Mr. Pierson made a **motion** to approve the minutes of the May 4, 2005 Development Review Committee meeting as presented. Mr. Nielson **seconded** and the motion **passed** unanimously.

Gerald Hill (Depot) Annexation

Mr. Pierson said Gerald Hill is requesting to annex approximately 60 acres located at 1000 North 300 West.

Mr. Baker asked concerning the small section at the south property line which is shown outside of the annexation area.

Mr. Pierson said the property referred to by Mr. Baker has already been annexed into the city.

Mr. Nielson said 2 additional lots are shown outside of the annexation area on the map provided in the Planning Commission agenda packets.

Mr. Pierson said 3 property owners have not signed the annexation petition nor are they opposed to the annexation request. The properties owned by those who have signed the petition meet the annexation requirements. The property owners refusing to sign the petition will be forced to annex into the city in order to prevent the creation of an island.

Mr. Heap said the property taxes will be reduced for those properties which are annexed into the city.

Mr. Pierson reviewed the General Plan for the area included in the annexation and said city utilities are in along 1000 North. Most of the property owners are connected to city water.

Mr. Baker asked if Strawberry Electric services the area.

Mr. Bagley said Spanish Fork City services the Hill property and possibly others. The locations of utility lines were reviewed.

Mr. Heap said some of the properties are serviced by city water and all of the properties are serviced by city electric. Some of the property owners will need to sign up for other city utilities such as garbage to meet the city service requirements upon annexation.

Mr. Pierson said Gerald Hill's son plans to build a home on 5 acres of the Hill property. He also said the Planning Commission will recommend the annexation area be General Planned as R-R and striped with Industrial Zoning.

Mr. Baker asked if a portion of the property should receive Industrial Zoning.

Mr. Pierson said Gerald Hill expressed a desire to use the R-R Zoning at this time to allow his son to build a home. Some of the existing homes in the annexation area are already non-conforming in the County.

Mr. Baker said the property to the east of the annexation area is already zoned Industrial.

Mr. Pierson said Gerald Hill's son would like to build on the Hill property next to the existing Industrial Zone. Mr. Pierson said he agrees with Mr. Baker in that it would be ideal to zone a section of the property as Industrial. However, he recommends giving Mr. Hill a choice and zoning the property R-R but requiring his son's home to be built on the northeast corner of the property.

Mr. Pierson made a **motion** to recommend approval of the Gerald Hill annexation of approximately 60 acres, as shown on the map presented to D.R.C., located at 1000 North 300 West to be zoned Rural Residential (R-R). The home to be built on the Hill property is to be built on the northeast corner to be mandated by an annexation agreement and the homes within the annexation area be assigned city addresses.

Mr. Nielson said the motion sounds as if there can only be 1 additional home built on the property.

Mr. Pierson **amended** his motion to recommend approval of the Gerald Hill annexation of approximately 60 acres, as shown on the map presented to D.R.C., located at 1000 North 300 West to be zoned Rural Residential (R-R). The initial home to be built on the Hill property is to be built on the northeast corner as mandated by an annexation agreement and the homes within the annexation area be assigned city addresses. Mr. Nielson **seconded** and the motion **passed** unanimously.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Perrins **seconded**, the motion **passed** unanimously and the meeting adjourned at 10:35 a.m.