

**Approved Minutes
Development Review Committee
October 26, 2005**

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

Staff Members Present: David A. Oyler, City Manager; Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Richard Nielson, Assistant Public Works Director; Dee Rosenbaum, Public Safety Director; Jeff Foster, Electric Superintendent; Shawn Jorgensen, Building Inspector; Marvin Banks, Public Works Superintendent; Doug Shorts, Chief Building Official; Shawn Beecher, GIS Specialist; and Marlo Smith, Engineering Secretary.

Citizens Present: LeGrand Woolstenhulme, *Whispering Willows* and Reed Park, *Nebo School District*

Whispering Willow Final Plat E - Reapproval

Mr. Pierson said this is a re-approval of the final plat. It was originally approved on June 30, 2004, but has not yet recorded, and therefore has expired.

Mr. Woolstenhulme stated the road would be paved next Thursday.

Mr. Baker asked why this building was offset from the other future buildings.

Mr. Woolstenhulme wasn't sure why the building was offset from the others, but will have his engineer change that.

Mr. Pierson made a motion to **approve** the Whispering Willow Final Plat E subject to the following conditions:

1. Meet all prior conditions for approval.

Mr. Baker **seconded** and the motion **passed** unanimously.

Rigtrup Annexation

Mr. Pierson said the Rigtrup's are requesting to annex into Spanish Fork City and requesting to be zoned light industrial.

Discussion took place on the location and the availability of utilities for the property.

Mr. Oyler asked Mr. Pierson what the General Plan was for this area.

Mr. Pierson said this area is shown as residential and light industrial on the General Plan. He said the goal is to cross hatch this area.

Discussion took place regarding the Railroad and if the railroad would abandon the spur.

Discussion took place on the Railroad property.

Discussion took place regarding the adverse effect this annexation could have on the existing residential homes in the area.

Discussion took place regarding the location and availability of the utilities.

Mr. Baker made a **motion** to make a positive recommendation for the Rigtrup Annexation to the Planning Commission with the following findings and conditions:

Conditions:

1. That the Planning Commission carefully look at the zoning issues for the intended project and the existing uses.

Findings:

1. All utilities are readily available at the site or within a close proximity.

Mr. Pierson **seconded** the motion and it **passed** with a unanimous vote.

Nebo Annexation

Mr. Pierson discussed the future Maple Mountain High School and the property the school is petitioning to annex. The entire 50 acre parcel will be for the High School site.

Discussion took place regarding adjacent property owners.

Mr. Pierson discussed the concept plans for the property around the high school site. Nebo School District is petitioning for the annexation so their site is not held to the same conditions as the residential property may be required to conform with.

Discussion took place regarding the utilities and the need to loop the water line.

Mr. Baker made a **motion** to make a positive recommendation for the Nebo Annexation to the Planning Commission to be zoned Rural Residential (R-R) with the following findings and conditions:

Conditions:

1. Nebo School District dedicate a 66' right of way for the future 200 North road.

Findings:

1. The property is within the annexation declaration policy.
2. It does not create an island or peninsula.
3. The utilities are not currently available, but will become available upon future subdivision growth.

Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Discussion took place regarding if the school will need utilities before other development. The school will be responsible to run utilities and then apply for a connector's agreement.

Other business

Discussion took place regarding a request from Jed Morley to rezone property located at approximately Main Street and Woodland Hills Drive for a commercial development. Mr. Morley would like to have the commercial building on a county septic tank.

Discussion took place regarding the requirement to have the commercial building on city sewer and to wait until the utility restriction is lifted.

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Baker seconded, the motion **passed** unanimously and the meeting adjourned at 10:43 a.m.