

**Adopted Minutes
Spanish Fork City Development Review Committee
October 27, 2010**

Staff Members Present: Chris Thompson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Dave Anderson, Community Development Director; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official; John Little, Building Inspector; Jered Johnson, Surveyor; Seth Perrins, Assistant City Manager; Dee Rosenbaum, Police Chief; Trapper Burdick, Assistant City Engineer; Joe Jarvis, Fire Marshall; Richard Heap, Public Works Director; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer; Kelly Peterson, Electric Superintendent.

Citizens Present: Keith Gordon, Bob Tandler.

MINUTES

October 20, 2010

Mr. Baker **moved** to **approve** the minutes of October 20, 2010 with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Spanish Trails Townhomes Plat D

Applicant: Central Bank
General Plan: Residential 5.5 to 8 units per acre
Zoning: R-1-8
Location: 500 South Spanish Trails Boulevard

Mr. Anderson **moved** to **continue** the proposal because the Preliminary Plat for Spanish Trails expired on February 9, 2010. Mr. Baker **seconded** and the motion **passed** all in favor.

ANNEXATIONS

Applicant: Keith Gordon
General Plan: Residential 1.5 to 2.5 units per acre
Zoning: R-1-12 proposed
Location: 400 North 2550 East

Mr. Anderson explained the proposal was to annex 36 acres of land east of the Maple Mountain High School and further explained that a similar annexation had been accepted by the City Council for further study back in 2007 and was denied in 2009. He said that given the action the City Council had taken with the Legacy Farms Annexation, and knowing what the City Council's expectations were for development in this part of the City, that the timing for this proposal was good. He explained to the Committee that the appropriate action to take was whether or not to accept the annexation for further study.

Mr. Baker said the study would perhaps identify the required street width on 2550 East and utilities.

Mr. Anderson said he felt most of that had been done and that the key element would be land use and density.

Mr. Baker asked about the Wixom property and whether or not they were a petitioner. Mr. Anderson said that Ms. Wixom would not be a petitioner but that the value of all of the property included in the annexation was such that Ms. Wixom could be compelled to annex.

Mr. Baker said that the vicinity map would need to be amended to include the Wixom parcel.

Discussion was held regarding the property that is included in this proposal versus what property was included in the Christensen annexation.

Mr. Baker asked Mr. Gordon to approach the Christensen's to obtain their signature if they would like to be included in the proposed annexation.

Mr. Baker **moved** to recommend that City Council accept the East Maple Annexation Petition together with the adjoining K & J Christensen Properties, LLC, and that the Council accept it for further study. Mr. Anderson **seconded** and the motion **passed** all in favor.

Mr. Perrins asked if the reason the Christensen Annexation was denied was because the petitioners, assuming it was the Christensens, would not agree to the stipulations of the proposed Annexation Agreement. Mr. Baker said it was not the Christensen's but the people that they sold the property to, a potential developer. Mr. Perrins asked if petitioner was going to agree with what the City was going to require in Annexation Agreement. Mr. Baker explained what he felt the issues were. Mr. Anderson said Mr. Perrins was bringing up great questions but that the Committee was not prepared to discuss the issues entirely during this meeting.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Perrins **seconded** and the motion **passed** all in favor at 10:10 a.m.

Adopted: November 3, 2010

Shelley Hendrickson, Planning Secretary