

Adopted Minutes
Spanish Fork City Development Review Committee
April 6, 2011

Staff Members Present: Chris Thompson, Public Works Director; Trapper Burdick, Assistant City Engineer; Bart Morrill, Parks & Recreation Supervisor; Shelley Hendrickson, Planning Secretary; Jason Sant, Assistant City Attorney; Chris Swenson, Chief Building Official; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveyor; Dave Anderson, Community Development Director; Dave Oyler; City Manager; Dee Rosenbaum, Public Safety Director.

Citizens Present: None present

Mr. Thompson called the meeting to order at 10:10 a.m.

MINUTES

March 16, 2011

Mr. Anderson **moved** to **table** the minutes of March 16, 2011. Mr. Peterson **seconded** and the motion **passed** all in favor.

Annexation Discussion

Mr. Anderson explained an annexation petition that the City had received. The annexation petition includes properties that are located North of South Lane in the River Bottoms area. He further explained that he felt the Committee would need to discuss the City's annexation policy and decide if it would be in the City's best interest to annex the proposed properties. He said from a land use perspective that it did make sense to annex land that could lead to new commercial development opportunities.

Discussion was held regarding whether or not two properties adjacent to the proposed annexation boundary would need to be included in the proposal so as not to create a peninsula. It was determined that a peninsula would not be created and the properties would not need to be included.

Mr. Anderson expressed his concern with River bottoms road being the City's liability.

Mr. Thompson explained that from a public works perspective that it was not in the City's best interest to annex.

Discussion was held regarding the price to upgrade and maintain roads.

Mr. Thompson explained the mathematics behind B & C funds that the City receives to maintain roads.

Mr. Anderson expressed that he felt the proposal, if annexed into the City, should not be at the expense of the current City residents.

Mr. Oyler said it would be interesting to evaluate the property tax revenue. He then explained that he felt every City department would need to do their own analysis as to the effect the proposal would have on the City.

Mr. Thompson explained that City roads were not overlaid until a development was completely built out. That until they were built out that they patched holes and chip sealed the roads.

Mr. Peterson explained what the power issues were.

Discussion was held regarding the master trail plan and requiring rights-of-way, transportation, the intersection at Bradford Lane and River Bottoms Road and whether or not to require rights-of-way to be dedicated for roads.

The DRC concluded that they could not see any compelling reasons to annex the proposed properties.

Mr. Thompson explained that the City would need to consider that there were certain requirements that could be exacted at the time of annexation that the City could not exact at the time of the development stage.

Mr. Oyler said that properties should not be annexed if there was not a compelling reason.

Discussion was held regarding requesting that the petitioners show the City how annexing their properties would be a benefit to the City. Mr. Anderson explained that he felt that the DRC should recommend that the City Council accept the annexation petition for further study and then meet with the petitioners to discuss the issues (roads, zoning, electric, and SESD buyout).

ADJOURNMENT

Mr. Sant moved to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 10:58 a.m.

Adopted: April 20, 2011

Shelley Hendrickson, Planning Secretary