

**Adopted Minutes  
Spanish Fork City Development Review Committee  
April 20, 2011**

**Staff Members Present:** Trapper Burdick, Assistant City Engineer; Bart Morrill, Parks & Recreation Supervisor; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Chris Swenson, Chief Building Official; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveyor; Dave Anderson, Community Development Director; Dave Oyler; City Manager; Shawn Beecher, GIS Administrator.

**Citizens Present:** Keith Gordon.

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

**MINUTES**

**March 16, 2011 & April 6, 2011**

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

Mr. Peterson **moved** to **approve** the minutes of April 6, 2011 with the noted corrections. Mr. Burdick **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**West Gate Manor**

Applicant: Jed Mitchell  
General Plan: Low Density Residential  
Zoning: R-1-8  
Location: 450 West 400 North

Mr. Anderson explained that the proposal was originally approved in 2006. He further explained that the proposal was exactly the same and that the applicant was simply asking for it to be re-approved.

Mr. Johnson explained the following Engineering redlines:

1. Lots 11, 12 & 13 were redesigned into two lots. Adjust Preliminary Plat to show the changes.

2. Relocate fire hydrant from the Southeast corner of Lot 45 to the Southwest corner of Lot 45.
3. Updated Soils Report.
4. Storm Drainage Report as per Spanish Fork City Storm Water Drainage Design Manual.
5. Manhole collars shall be improved with future phases, Plat's B & C.

Mr. Peterson explained that the power had already been designed and would need to be followed; per the design.

Mr. Baker **moved** to **approve** the West Gate Manor Preliminary Plat for Jed Mitchell located at 450 West 400 North subject to the following conditions:

### **Conditions**

1. That the applicant meets the Engineering Department redlines.
2. That the applicant meets the City Development Standards.

Mr. Oyler **seconded** and the motion **passed** all in favor.

### **SITE PLANS**

#### **McDonald's**

Applicant: McDonald's Corporation

General Plan: General Commercial

Zoning: Commercial 2

Location: 950 East Expressway Drive

Mr. Anderson explained that the proposal was for a double drive through lane.

Discussion was held regarding the power vault and construction of the sidewalk along 800 North and Expressway lane.

Mr. Johnson explained the following Engineering Department redlines:

1. Site boundary description. Show State Highway 6 Right-of-Way. A 10' Public Utility Easement is required around the perimeter of the property.
2. 800 North shall require a 5' Sidewalk.
3. ADA Ramp at the intersection of Expressway Lane and 800 North shall be designed to direct pedestrian traffic to future ADA Ramp to be installed to the Northeast on the Wendy's property.

Discussion was held regarding an improvement bond.

Mr. Baker **moved** to **approve** the McDonald's Site Plan located at 950 East Expressway Drive subject to the following conditions:

### **Conditions**

1. That the applicant meets the Engineering Department redlines and extending the 10' Public Utility Easement around the perimeter.

Mr. Burdick **seconded** and the motion **passed** all in favor.

## **ANNEXATIONS**

### **East Maple**

Applicant: Keith Gordon

General Plan: Low Density Residential

Zoning: R-1-12 requested

Location: 100 North 2550 East

Mr. Anderson explained that the proposed annexation petition had been on file for several months awaiting the completion of master utility plans by the City's Engineering Department. He further explained that some of the land use issues had been made a little easier with the adoption of the General Plan, giving the applicant some leeway with regard to zoning options. He asked whether or not the committee anticipated needing the right-of-way for 2550 East, 100 South and the power easement to be dedicated at annexation.

Mr. Oyler asked what the intent of the annexation was if there were no imminent plans to development.

Mr. Anderson explained that the property was within the City's declared growth boundary.

Mr. Peterson explained the issues with SESD and why a second power circuit would be needed if the proposed property was developed. He said that it would be an expensive circuit to build.

Mr. Anderson clarified that there were two issues. First, the SESD power line and anything that needs to be taken care of with that at the time of annexation. Second, putting the applicant on notice of what needs to be done before the property can develop.

Mr. Peterson said it would all come down to timing and what property developed in the area first.

Mr. Oyler said that if there was no imminent plan to develop and with expenses that could potentially hold up the development, why would you annex a piece of property just to annex it?

Mr. Gordon asked Mr. Peterson to explain the second power circuit to him.

Mr. Peterson explained where the current power circuits were and where the second power circuit would need to be built.

Discussion was held regarding the power and sewer.

Discussion was held regarding the Legacy Farms development and the power circuit and sewer.

Mr. Oyler explained to Mr. Gordon that if a Preliminary Plat was brought in that the first expense would be the power, then the sewer, water, pressurized irrigation and storm drain. Discussion was held regarding the storm drain. He said that the right-of-way dedication would be at annexation. Discussion was held regarding right-of-way.

Mr. Gordon made it clear that he was ready to develop.

Mr. Oyler told Mr. Gordon that if he was ready to develop that there were some major upfront expenses and that they would be conditions of the annexation.

Mr. Anderson recapped to make sure that he understood what was being said. In order to develop the property, power would need to come from the substation on 2550 east and in order for that to happen the full right-of-way on the East side of 2550 East would need to be dedicated to the City. He then asked if there would be any need to obtain off-site easements for sewer or storm drain.

Discussion was held regarding where a sewer trunk line would need to be constructed.

Mr. Anderson told the applicant that he felt that if the City was going to say that they would not annex until Mr. Gordon obtained the easements to put in the needed infrastructure, that he was seeing hundreds of hours of work and a lot of money. He asked Mr. Gordon if that was what he had in mind and something that he wanted to go through.

Mr. Gordon said no. He explained that when he petitioned for annexation the first time that he knew about the easements for the trunk line if the line was going straight north. Discussion was held regarding the sewer trunk line and that the City had learned within the last year about the trunk line route.

Mr. Morrill said that there was potential for a park in the area.

Discussion was held regarding construction costs.

Mr. Oyler said an option Mr. Gordon might have would be to brainstorm with the neighbors and work together to bring in a Master Planned Development.

Discussion was held regarding the sewer line and streets.

Mr. Baker said he felt that the committee should table the proposal in order for the applicant to meet with LEI about the timing of improvements in Legacy Farms.

Mr. Anderson said he felt that until all of the lots in Legacy Farms are sold that any smaller parcels would not be able to develop.

Mr. Gordon asked what portion of the power cost estimate he would be paying. Mr. Peterson explained the costs. Mr. Gordon asked what the calculations were for a connector's agreement.

Mr. Baker **moved** to **table** the proposal in order for Mr. Gordon check into things and get back with the City. Mr. Burdick **seconded** and the motion **passed** all in favor.

Discussion was held regarding the property located on the corner of Main Street and 2550 North and what to require with a Site Plan as a building was not being proposed to be constructed. It was determined that the sidewalk, trail, park strip, landscape, masonry wall, graveling the site and easements would be required.

## ADJOURNMENT

Mr. Baker moved to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:30 a.m.

**Adopted: April 27, 2011**

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Shelley Hendrickson, Planning Secretary