

**Adopted Minutes
Spanish Fork City Development Review Committee
December 21, 2011**

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

Citizens Present: None.

Mr. Thompson called the meeting to order at 10:12 a.m.

ANNEXATIONS

Clayson

Applicant: Starlene Clayson

General Plan: Light Industrial

Zoning: Industrial 1

Location: Approximately 300 West 1500 North

Discussion was held regarding the General Plan designation which is Light Industrial.

Mr. Anderson explained that the petitioners did not have any immediate plans to develop and there was not a time table for extending services to the property. He said that there was not going to be an impact on existing or proposed streets, that there would be no negative impact on the configuration of the City boundary, revenue would not change and the signatures on the application did comply with State law.

Mr. Thompson explained that the applicant would have to follow the master planned construction standards and said that utility capacity is not reserved at annexation. He said that the water line would need to be a 12-inch line and would need to be installed before the street is widened. Sewer will not be a problem because there is a sewer trunk line in the street. Storm drain is a big issue for this property because the line would need to run under the railroad. They could do all the retention on site but would use up valuable property. Either way, they would need to run storm drain improvements with development. Pressurized irrigation is not in the area.

Discussion was held regarding the amount of road dedication and the master plan for trails.

Mr. Peterson said that there were not any power issues.

Mr. Anderson **moved**, based on the annexation meeting the State Code requirements for annexations, that the city **approve** the annexation of the property subject to the following condition:

Condition

1. That the petitioners dedicate the planned right-of-way for 300 West. Mr. Baker **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Burdick **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 10:36 a.m.

Adopted: February 1, 2012

Shelley Hendrickson, Planning Secretary