

**Adopted Minutes  
Spanish Fork City Development Review Committee  
September 30, 2009**

The meeting was called to order at 10:12 a.m. by Dave Anderson.

**Staff Members Present:** Richard Heap, Public Works Director; Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Dave Anderson, Community Development Director; Marvin Banks, Public Utilities Director; Shelley Hendrickson, Planning Secretary; Dave Oyler, City Manager; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Kelly Peterson, Electric Superintendent; Chris Swenson, Building Inspector; Shawn Jorgensen, Public Utilities Inspector; Joe Jarvis, Fire Marshall; Bart Morrill, Parks and Recreation.

**Citizens Present:** None present.

## **MINUTES**

**September 23, 2009**

Mr. Anderson **moved** to **continue** the minutes of September 23, 2009. Mr. Baker **seconded** and the motion **passed** all in favor.

## **PRELIMINARY PLAT**

### **TJ Business Park Preliminary Plat request for approval extension**

Applicant: Jamie Evans

General: Light Industrial

Zoning: Industrial 1

Location: 2000 North 200 East

Mr. Anderson said he felt that granting only one six-month extension was appropriate. Mr. Oyler asked what the benefit was to applying for an extension versus reapplying. Discussion was held regarding an application's vested status and whether or not the City standards at the approval of the plat were what the applicant would follow or the standards from the approval of the extension date. Mr. Baker said the City standards from the original Preliminary Plat approval are what the applicant would follow which was why he agreed with Mr. Anderson in only granting one six-month extension.

Mr. Baker **moved** to **recommend** to the City Council **approval** of one six-month extension for the TJ Business Park Preliminary Plat located at 2000 North 200 East subject to the following conditions:

## **Conditions**

1. That the applicant meets all of the conditions of the original approval.

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

*\*\* TJ Business Park Preliminary Plat approval motion from the Development Review Committee minutes of September 17, 2007:*

*Mr. Nielson **moved to approve** the Preliminary Plat for TJ Business Park located at 2000 North 200 East with the following findings and conditions:*

#### **Findings**

1. *The Subdivision meets zoning requirements*
2. *That the proposed development meets the City's Construction and Development Standards if the conditions are met.*

#### **Conditions**

1. *Provide a cross section along 200 east show the trail system.*
2. *Work with the Power Department on the power crossing on the 200 East and the north end of the project for the railroad.*
3. *Work with UAMPS on the power line and see that any issues are taken care of.*
4. *Buildings that are constructed are in compliance with the airport height restrictions.*

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

## **DRC BUSINESS**

### **Academy Park Plat A**

Mr. Anderson explained that the applicant of Academy Park Plat A was requesting to amend the fencing requirements. Mr. Anderson explained what fencing had already been installed and what the applicant was proposing to construct (see attached memo).

Mr. Baker said that he felt that, considering where the masonry wall was already constructed 60 percent of the way, that it would not make sense to change the fencing to chain link between the Charter School and Plat A.

Discussion was held regarding the City's clear vision standards for fencing on the corner of 900 South and West Park Drive, maintenance of the corner piece of property to be exposed in front of the fence, the possibility of interfering with the high pressure gas line to install a masonry wall, sidewalk grade meeting ADA requirements and that a City Standard mow strip be constructed underneath the fence.

Mr. Anderson **moved to recommend** to the City Council **approval** of a Preliminary Plat Amendment for the fencing as follows:

1. That a 6-foot vinyl fence be allowed between the 3 lots on the north end to 900 South and West Park Drive.

2. That the applicant increase the sidewalk width along west park drive so as to have the sidewalk constructed to the edge of the property line.
3. That the applicant construct vinyl fence along 900 South at the edge of the sidewalk with a City standard eighteen inch mow strip.
4. That the vinyl fence be constructed to meet the City requirement for sight triangles.

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

### **JNB Development**

Mr. Anderson explained that the applicant of the JNB Development proposal was requesting to amend some of the Preliminary Plat requirements (see attached memo).

Discussion was held regarding what had already been constructed and what was being proposed, blocking the access to 1950 North and the Power Department installing power if Qwest digs a trench.

Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:46 a.m.

**Adopted: October 7, 2009**

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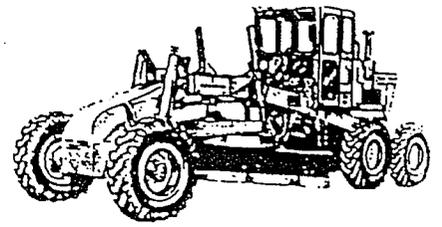
Shelley Hendrickson, Planning Secretary

# Evans Grader and Paving

Excavation, Asphalt Paving, Rock Products, Asphalt and Concrete Recycling

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2068 South Mountain Vista Lane  
Provo, Utah 84606  
(801) 377-9999 Fax (801) 373-8988  
Evansgrader@comcast.net

September 21, 2009

Dave Anderson  
Spanish Fork City Council  
40 South Main Street  
Spanish Fork City, UT 84660

Re: TJ Business Park Preliminary Plat Extension Request

Dear Dave,

Due to the down turn in our economy it was necessary that I put a hold on the construction of TJ Business Park. My preliminary plat permit will expire on October 7, 2009. Therefore I respectfully request an extension.

I look forward to a number of good changes in the economy that will allow us to resume construction which will benefit Spanish Fork City as well.

If you have any questions please call my office.

Sincerely,

Jamie Evans  
Evans Grader & Paving  
2068 S Mountain Vista Lane  
Provo, UT 84606  
801-377-7698

**Dave Anderson**

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**From:** Scott Brand [scott@portfolioinvestments.com]  
**Sent:** Friday, September 25, 2009 2:07 PM  
**To:** danderson@spanishfork.org  
**Cc:** Scott Brand  
**Subject:** Academy Park Plat A Fencing

Hi David,

I appreciate your time today discussing the fencing requirements for Academy Park Plat A. As the developer for the project, I would like to formally request the following changes in the fencing which should be consistent with City requirements and the surrounding developments in the area:

- 1) We will construct a concrete wall consistent with the current subdivision specs between Academy Park Plat A and the mill.
- 2) We request that the fencing between Academy Park Plat A and the charter school consist of the current chain link fencing.
- 3) We request that the fencing between Academy Park Plat A and the road change to vinyl fencing consistent with the fencing across the street from Academy Park Plat A.

I really appreciate your input and attention to this matter. Please let me know if you have additional questions or need additional information from me.

Thanks,

Scott Brand  
Portfolio Investments  
801-830-8300

No virus found in this incoming message.

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Version: 8.5.409 / Virus Database: 270.13.112/2392 - Release Date: 09/25/09 05:51:00

JNB Development Inc.  
523 North State Road 198  
Salem UT, 84653

Spanish Fork City Zoning  
40 S Main Street  
Spanish Fork City UT 84660

RE: Letter of intent to revise site plan as per meeting with Dave Anderson and Todd Gordon

Attn: Dave Anderson and Development Review Committee

We would like you to consider allowing the following changes to the site plan at 1916-1972 North 300 West.

- 1) The fences on the site plan show chain link. We installed an Adobe Vinyl Fence, which is a superior to the chain link, in hopes to enhance the look of the area.
- 2) The site plan has a 5' foot sidewalk note around building. We installed a 5' Side walk around the front and sides. In the rear of the building we install a 5'X5' porch pad at each exit. These entrances are not primary use and general purpose for doors are fire escape or ventilation.
- 3) The site plan Indicates a chain link fence in back of the building. A concrete fence has been install from the building out both sides. In discussion with the neighboring property owner we would like to leave that section open.
- 4) The site plan Indicates an existing 6' cinder block fence to remain. We have left it there. However, the plan indicates that the fence was behind the Dunstan Property also, and it does not exist there.

We appreciate your consideration for these changes.

Thanks,

Brent Moser

JNB Development Inc.