



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JUNE 20, 2012

10:00 A.M.

1. **Minutes: June 13, 2012**

2. **Final Plats**
 - a. **White Rail Plat A and B**
Applicant: Lewis Bankhead
General Plan: High Density Residential
Zoning: R-1-6
Location: approximately 800 North State Road 51

 - b. **The Oaks, Phase 2, Plat 1**
Applicant: Tyler Cope
General Plan: Low Density Residential
Zoning: R-1-6
Location: approximately 3300 East Fairway Drive

3. **Site Plans**
 - a. **CR Floor Flooring – Phase 3**
Applicant: Rob Wyman
General Plan: Light Industrial
Zoning: Industrial 1
Location: approximately 3300 North Main Street

4. **Zoning Text Amendment**
 - a. **Brady Jex**
Applicant: Brady Jex
General Plan: City-wide
Zoning: Commercial Downtown
Location: City-wide

5. **Other Business**

6. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

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Draft Minutes
Spanish Fork City Development Review Committee
June 13, 2012

Staff Members Present: Chris Thompson, Public Works Director; Dave Oyler, City Manager; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Tom Cooper, Electric Utility Planner; Trapper Burdick, Assistant City Engineer; Jered Johnson, Surveyor; Shawn Beecher, GIS Specialist; Bart Morrill, Parks and Recreation Supervisor; Joe Jarvis, Fire Marshall.

Citizens Present: Brent Wignal, Chris Hailstone, Lynn Rindlesbacher.

Mr. Thompson called the meeting to order at 10:05:12 a.m.

MINUTES

Mr. Baker **moved** to **approve** the minutes of June 6, 2012. Mr. Johnson **seconded** and the motion **passed** all in favor.

SITE PLANS

Wiggy Wash

Applicant: Wiggy Wash
General Plan: Commercial 2
Zoning: Mixed Use
Location: 600 South Main Street

Mr. Johnson explained that the applicant was adding another bay onto an already existing structure. He further explained that there were not any public improvements to the site so there would not be any bonding or fees.

Mr. Baker said that one of the issues with the proposal is that the City's ordinance requires a wall between commercial and residential properties; so, some kind of a fence requirement would need to be looked at.

Mr. Thompson asked if Mr. Anderson was working with the applicant regarding the wall.

Mr. Baker explained that with the approval of the original Site Plan that the requirement for a masonry wall was waived but not the requirement for a fence.

Mr. Johnson explained the reason for the masonry wall being waived.

Mr. Baker said he felt that the wall being waived was fine but that some fence would need to be constructed. He stated that the City had taken a lot of heat from the resident adjacent to the Wiggy Wash because they felt that the City did not enforce the fencing requirement.

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Mr. Perrins asked what type of a fence would need to be constructed. Mr. Baker explained that it could not be barbed wire. He suggested chain link or vinyl.

Mr. Thompson asked if the applicant was present and had any questions.

Mr. Brent Wignal asked why, after two years, the fence issue was being brought up. Mr. Baker said that the issue was brought up two years ago in the Development Review Committee meeting. Mr. Wignal agreed but said that it was proposed that the fence was not required and they were asked to remove the wall from their plans. Mr. Baker stated that the wall was not required, the fence was required, and they just didn't do it.

Discussion was held regarding the length and height of the fence.

Mr. Anderson **moved** to **approve** the Wiggy Wash Addition Site Plan subject to the following conditions:

Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant installs a fence, 150 feet in length, along the northern property line.

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

OTHER BUSINESS

There was none.

Mr. Perrins **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 10:15 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary