

Approved Minutes
Spanish Fork Planning Commission Meeting
March 6, 2002

The meeting was called to order at 7:00 p.m. by Commissioner Roy L. Johns.

Commission members present: Commissioners David E. Lewis, Roy L. Johns, Paul Healey, and Ted Scott. Commissioner Thora L. Shaw and Thad S. Jensen were excused.

Staff Members Present: Emil Pierson, City Planner; Richard J. Heap, City Engineer/Public Works Director; Chris Thompson, Design Engineer; and Marlo Smith, Engineering Secretary.

Citizens Present: Tyler Young

PRELIMINARY ACTIVITIES - Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Johns.

Minutes

Commissioner Healey made a **motion** to approve the minutes of the February 6, 2002 meeting of the Spanish Fork Planning Commission as presented. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

**Chair David E. Lewis arrived at 7:06 p.m.*

TRAINING SESSION

Mr. Pierson discussed upcoming conferences and training sessions that will involve the Planning Commissioners. Mr. Pierson also discussed that he will not be discussing the general plan at tonight's meeting.

PUBLIC HEARING

Commissioner Johns made a **motion** to open the public hearing at 7:11 p.m. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

TITLE 16 - SUBDIVISION ORDINANCE

Mr. Thompson reviewed some of the most significant proposed changes to Title 16. Mr. Thompson stated that the work on re-doing the ordinance and construction standards has been an ongoing project for about 1 year 3 months. Some of the proposed changes include a table of contents and the style is different. Mr. Thompson discussed that this is not the final draft and was planning on presenting the final draft in April.

Discussion took place regarding the subdivision and bonding clarifications and proposed changes in Title 16.

Commissioner Johns made a **motion** to table the Title 16 Subdivision Ordinance changes until the April 3, 2002 meeting. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

POLICY 39 - CONSTRUCTION AND DEVELOPMENT STANDARD

Mr. Thompson reviewed the Policy 39 proposed changes as follows:

Site plans will have requirements. Commissioner Lewis questioned the 200' requirement for adjacent property information on site plans and time limitations.

Traffic Control in the City right-of-way will need to follow the MUTCD.

Electrical and communication plans are required to be provided and designed by the Engineer.

Landscape and sprinkler systems that will be City owned and operated will have requirements for specified equipment. Questions and comments were discussed and a clarification from Mr. Thompson that this would only affect areas that will become City owned and operated.

Streets standards were discussed and allowable grades.

Stamped concrete, precast concrete walls and pedestrian ramps. Concrete pay factors were discussed.

Inspection and testing have changes made.

Contractor qualification forms will be required for City bids.

General discussion on excavation permits and possible incentives to bore in new roads instead of penalize for digging in new roads.

4" water meters were discussed. Commissioner Healy questioned the 4" water meter standards.

Discussion took place on alternatives to the proposed standard.

Change to the standard so that a slurry seal will not be required one year after paving. A developer will not only install 2 inches of asphalt pavement on local streets instead of 2½ inches and at the one year mark lay a 1 inch overlay.

Commissioner Johns made a **motion** to table the proposed Policy 39 Construction and Development Standards and the Public Hearing until the April 3, 2002 meeting. Commissioner Healey **seconded** and the motion **passed** unanimously.

Adjournment

Commissioner Healey made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote. The meeting was adjourned at 9:25 p.m.