

Approved Minutes
Spanish Fork Planning Commission Meeting
April 3, 2002

The meeting was called to order at 7:00 p.m. by Chair David E. Lewis.

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

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

Citizens Present: Kent Johnson and Jed Morley

Agenda Review

The Planning Commission reviewed the staff reports for each item on the agenda.

Preliminary Activities - Pledge of Allegiance

The Pledge of Allegiance was led by Chair David E. Lewis.

Minutes

Commissioner Jensen made a **motion** to approve the minutes of the March 6, 2002 meeting of the Spanish Fork Planning Commission with one noted correction. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

Public Hearings

Commissioner Johns made a **motion** to reopen the public hearing that was tabled at the March 6, 2002 meeting. Commissioner Shaw **seconded**, and the motion **passed** with a unanimous vote.

Mr. Thompson reviewed the updated Construction and Development Standards and discussed the changes that were made from the redlines addressed at the March meeting. The Development Review Committee Meeting approved the new Standards with some noted corrections and other issues such as waiting for manufacture specifications.

Discussion took place regarding the bonds will require at least a 15% cash bond posted for a development and this bond will be posted before any construction may be done.

A landscape standard was written for any landscaped areas that will be maintained by the City or a Homeowners Association.

It was discussed that the electrical standards were rewritten completely. A lot of duplication was taken out.

The irrigation sprinkler system for all parks and landscaped areas was discussed. Chair Lewis was concerned that the same standard applied to smaller parks as well as larger parks. Mr. Heap stated that an exception would be added to the standard and apply to smaller parks. Discussion took place regarding elimination of open space areas.

Mr. Thompson discussed that he was waiting for manufacture specifications on mega-lugs, flushing requirements and a diagram from the recreation department on planting trees that will be added to the standards.

Chair Lewis questioned if all the changes requested at the March meeting from the Planning Commission were listed in the new draft of the standards. Mr. Thompson said everything but the manufacture specifications are in the standards.

Discussion took place regarding the contractor will have the meter set when the building permit was paid for or how the contractor could get water legally.

A standard was discussed to require a sign to be placed at the building lot on all building permits that would display the contractor name, permit number, subdivision name, lot number and address. The sign would be supplied by the city.

Decorative street lights were discussed. The new standard would require all local roads, minor collector roads and parking lots in a residential zone to have decorative street lights.

Commissioner Shaw made a **motion** to close the public hearing at 7:20 p.m. Commissioner Jensen **seconded** and the motion **passed** unanimously.

Commissioner Johns made a **motion** to accept the Construction and Development Standards and Title 16 Subdivision Ordinance with the change recommendations by the Development Review Committee. Commissioner Shaw **seconded** and the motion **passed** unanimously.

Domain at the Meadows Amended Plat

Mr. Pierson discussed that MTM Development is requesting to vacate lots 8-29 and subdivide the lots. When the preliminary plat was approved, it showed pads for the homes with the rest of the area in the subdivision as common open space. The developer has been marketing this approach and considerable interest has been shown but the interested buyers are interested in owning a lot and have a private yard with a garden. Lot 28 would remain a park that the homeowner's association would maintain. The development review committee was concerned on how the pressurized irrigation system would be handled because there is only one four-inch stub. With the lots being subdivided it would require the new road be excavated to connect the pressurized irrigation to the individual lots. The

pressurized irrigation system would be stubbed into each lot in the planter strip (not the road) with a separate meter for each lot. This system would be maintained and billed by the Homeowners Association.

Mr. Morley discussed the market for the project wanted to have their own lots. Discussion took place on the homeowners association and that the roads would be maintained by the City.

Commissioner Shaw made a **motion** for the Planning Commission to give the Domain at the Meadows Amended Plat B for lots 8-28 a positive recommendation to the City Council subject to the following condition(s):

1. That all of the original conditions approved by the City Council on July 18, 2000 be met for the development.
2. That the pressurized irrigation be owned and maintained by the Home Owners Association.

Commissioner Scott **seconded** and the motion **passed** unanimously.

Zoning Ordinance and General Plan Amendments

Mr. Pierson explained the handout that was presented, contained proposed amendments to the Zoning Ordinance and General Plan. Over the next month Mr. Pierson would like the commissioners to review the noted amendments and make any recommendation for corrections.

Other Business

Mr. Pierson stated that there would be a mandatory training meeting on April 23, 2002.

Adjournment

Commissioner Shaw made a **motion** to adjourn the April 3, 2002 meeting of the Spanish Fork Planning Commission. Commissioner Johns **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 9:10 p.m.