

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
August 3, 2011**

Commission Members Present: Rick Evans, Seth Sorensen, Michael Christianson, Brad Gonzales.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Trapper Burdick, Assistant City Engineer.

Citizens Present: Teresa Ahlin.

Chairman Christianson welcomed everyone to the meeting at 6:05 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Sorensen led the pledge.

MINUTES

July 6, 2011

Approved in July.

PUBLIC HEARING

Proposed August 2011 Construction and Development Standards

Mr. Anderson explained the purpose of the document and that the document had not been updated since 2005.

Commissioner Gonzales asked when the proposal would be presented to the City Council. Mr. Anderson said it was scheduled for their next meeting which would be on August 16, 2011.

Chairman Christianson asked Mr. Burdick to explain what the APWA organization was and what they regulate.

Mr. Burdick explained that the APWA stands for American Public Works Association that is an organization that gets together with all municipalities to discuss construction issues and design standards and create a document with specifications and directions. There is a local chapter here in Utah and they meet on a regular basis to discuss issues.

Chairman Christianson explained that the City has the option to adopt the APWA standards exclusively or pick and choose what we are going to follow.

Chairman Christianson asked if street cross sections were changing. Mr. Burdick explained that the street cross sections had changed from the 2003 standard. He said that they had been updated to match the Transportation Master Plan that was originally adopted in 2009.

Chairman Christianson asked if the City was narrowing any roads.

Mr. Anderson explained that what had changed since the current Transportation Master Plan was adopted was the creation of a sub local street cross section.

Mr. Burdick explained that major collector roads had been eliminated.

Discussion was held regarding the following changes to the standards: cul-de-sac length, who approves exceptions when it says 'the city' instead of the title of an employee, change equal to equivalent, retention/detention basin standards, geo-tech report on a lot by lot basis, requirement of bonds, SWPPP requirements, sump pumps, whether or not to allow water settling method, trails, pedestrian ramps and whether or not to have a section for definitions at the beginning of the document.

Mr. Burdick explained that the Engineering Department would be conducting an annual revision, and adoption, of the Construction and Development Standards from here forward.

Chairman Christianson invited public comment. There was none.

Commissioner Evans **moved** to recommend that the City Council **approve** the 2011 Construction and Development Standards subject to this approach: that members of the Commission contact Trapper Burdick with any concerns/editing etc. over the next two weeks. At the completion of the two weeks that an email be sent to the Commission and if concerns have been addressed then the document will go to the City Council. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

DOWNTOWN AREA PLAN DISCUSSION

Mr. Anderson introduced the citizens that were present for the discussion on the downtown area. He explained that they were present because they were interested in improving Main Street.

Discussion was held regarding changing the downward trend of Main Street in the downtown area (downward trend in business types, vacancies, condition of some of the buildings and how poorly they are maintained, limited parking, absence of public facilities, advertising etc).

Discussion was held regarding putting together a plan that would provide guidance by way of what should happen downtown and provides a vision as to what the City wants to see.

Discussion was held regarding goals for downtown: promote business, obtain grants, more parking, make more attractive, clean-up and accessibility.

ADJOURNMENT

The meeting **adjourned** at 8:11 p.m.

Adopted: September 7, 2011

Shelley Hendrickson, Planning Secretary