

City of Springville
Planning & Zoning Commission
Work Session
March 6, 2012

Present: Doug Connell, Chester Harris, Frank Agnew, Laura Cheney, Stephen Graham, Hugh Marlin, Jennifer Disker.

Absent: William Isley, Billy Joe Green.

Also Present: City Attorney, James Hill and Public Works Director, Earl Peoples.

Chairman, Doug Connell opened the work session at 6:00 PM. He then turned the floor over to City Attorney, James Hill. Mr. Hill gave a brief explanation of what a performance bond is in relation to subdivision development, and explained some of the possible negative aspects of accepting them. Further discussion on the topic followed. Mr. Hill recommended that the Commission amend the Subdivision Regulations to stop accepting performance bonds, but still allow certificates of deposits in the amount of 150% of the job cost for paving not complete at the time of final plat acceptance. Public Works Director, Earl Peoples, also asked that verbiage be added to require the amount of the cd be re-evaluated every 2 years based on re-bidding the job. Member Chester Harris suggested that the developer be given the option to pave to specifications before final plat approval and put up a 50% cd to insure no failures during the year long waiting period that the city requires before street acceptance. Mr. Connell also said the verbiage needs to be changed to only name the City of Springville as the holder. Member, Laura Cheney suggested the developer be given some security. Mr. Hill said he could state that the developer will be given notice before the cd is cashed. Mr. Hill also suggested that verbiage be added to clarify that after cashing the cd the city would pave the streets, assuming proceeds are adequate. Mr. Hill is going to draw up an amendment for the Commission to consider at a later date. Mr. Hill and Mr. Peoples left after this topic was discussed.

The next item up for discussion was changes to the Sign Regulations in the *Zoning Ordinance*. The following items were discussed.

1. Delete reference to subdivision signs in O-H District in XI-3.3. Signs in Right-of Way.
2. Remove "fences" from prohibited places to attach signs in XI-3.9.
3. Delete entire subsection XI-3.12 Expression of Opinion.

The regular meeting scheduled for March 20th is cancelled. The work session was closed at 8:10 PM.

Doug Connell, Chairman

Minutes taken by Jennifer Disker.