

**City of Springville
Planning & Zoning Commission
Work Session
May 1, 2012**

Present: Doug Connell, Chester Harris, Billy Joe Green, Laura Cheney (arrived at 7:15 PM), Stephen Graham, Hugh Marlin, Jennifer Disker.

Absent: William Isley, Frank Agnew.

Chairman, Doug Connell opened the work session at approximately 6:00 PM.

The first discussion item addressed directional signage for property in the Industrial District. Concerns were voiced about large trucks not being able to maneuver at the 4-way stop and at the intersection of Marietta Road and Industrial Drive. Signage is necessary to help such vehicles find the correct location with minimal traffic disturbance. Signage on rights-of-ways was discussed, but the Commission felt that it is best to keep the regulations as they are. Hugh Marlin stated that he will address the City Council about placing a sign directing traffic to the Industrial Complex, which might help. Also discussed was the need for the multiple placards to be uniform in size, design and color. This requirement will be eliminated in the proposed rewrite. Also to be changed is the distance between directional signs and the business; instead of 1,000 ft, it will be ½ mile.

The next topic was amending the Subdivision Regulations concerning sureties. City Attorney, James Hill, forwarded a proposed amendment to Article VIII, regarding sureties to warranty against faulty material. Also discussed was the amount of the surety required by Amendment 5 (passed April 17th, 2012) for developments where the work is complete and a final plat has been approved; instead of 50% of the total project, most felt that \$1,000 per lot is more feasible. Also the wording needs to be clarified to require developers, which choose to complete the work on a conditional final plat approval, to put up the same type of warranty surety as those that finish the work prior to approval. Mr. Connell and Mr. Harris agreed to work on correcting the wording of both of the amendments.

The work session was closed at 7:50 PM.

Doug Connell, Chairman

Minutes taken by Jennifer Disker.