

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
June 19, 2018

PLANNING COMMISSION AND CITY COUNCIL JOINT MEETING

6:30 P.M. STRATEGIC WORKING SESSION

1. WELCOME:

The Mayor called the joint meeting to order at 6:31 pm.

The meeting was opened with Mayor John Pohlman offering a word of prayer.

PLANNING COMMISSION MEMBERS PRESENT: Commissioners Chris Martineau, Susan Hunt and Chairman Curtis Tanner were all present.

CITY STAFF PRESENT: City Manager Green, City Engineer Brandon Jones, Public Works Superintendent Darren Frandsen and Recording Secretary Kelli Rollins were present.

VISITORS: Scott Nielson, Kori Robbins, BreAnne Anderson, Mike Feidler, Steve Rush, Jim Crismer, Linda Crismer, Jeff Sonntag, Stacy Halliday, Sue Logan,

SPECIAL PRESENTATIONS:

2. Discussion on Updates to the Fruit Heights City Standards

City Engineer Brandon Jones asked the City Council and Planning Commission to quickly review the list of proposed changes for the standards and determine if further discussion or explanation is necessary. Both groups agreed with all the proposed changes except the 6 foot wide back of curb sidewalks, the proposed changes to the road base and asphalt specifications for the road and the six inch thick sidewalks everywhere instead of 4 inch thick. All the other proposed changes discussed at the previous meetings were found acceptable by the Planning Commission and City Council.

The Commissioners and Council Members discussed the 6 foot back of curb sidewalks. Commissioner Chris Martineau expressed that the six foot sidewalks on the back of the curb may solve some issues but mentioned that he believes they look terrible and put people too close to traffic. He suggested downsizing the width of the street. This would help to slow traffic and would also leave room for wider sidewalks but not against the curb. He mentioned he was not adamantly opposed to the wider sidewalks but would prefer more quaint and narrow roads without the wide sidewalks. Chairman Curtis Tanner mentioned he has the six foot sidewalks in his neighborhood and he believes they look attractive. He also likes not having a park strip. City Engineer Brandon Jones disagrees with the narrower roads idea and also expressed his desire to have the utilities in the same place for ease of locating and working on the different utilities. He again shared the reasons for the City Staff's recommendation of the wider sidewalks. The Planning Commission and City Council were also reminded that there is not much of the City left

that can be developed and that these standards would only apply to new developments and reconstruction of some existing sidewalks in the future.

Next the City Staff, City Council and Planning Commission discussed the change for the City Standards from 4 inch thick sidewalks to 6 inch thick. Commissioner Chris Martineau stated that he believed this to be a waste of money and that it is not needed. He mentioned that he walked through two different subdivisions and recorded the problems with the sidewalks. He found that most of the issues had to do with settling and that would not be helped by thicker sidewalks. The City Council, Staff and Planning Commission discussed creating an ordinance similar to Farmington regarding sidewalk endurance and holding the developer responsible. They also discussed having additional base under the sidewalks may help more than a thicker sidewalk. City Engineer Jones suggested having the ADA ramps as well as the driveways be six inches thick since they often are used as a driveway to get up onto the sidewalks even by large trucks. The third issue discussed was changing the road base and asphalt thickness from 3 inch asphalt over 10 inch road base to 4 inches over 12 inches. The current standards are only producing roads that are lasting 12-15 years and the age of a road should be 20 years. The City Staff pointed out that the utility fee put in place years ago was calculated under the assumption that roads would last 20 years. Commissioner Chris Martineau mentioned that bigger is stronger but it also costs more money. The Planning Commission and City Council determined they would rather pay for the cost of a longer lasting road up front than to pay to keep fixing a failing road in the years to come.

City Engineer Brandon Jones summarized the discussion by changing the standards wording to include 6 foot back of curb sidewalks, 4/12 asphalt/road base, 6 inch thickness at the ADA ramps but not everywhere. He agreed to look into an ordinance regarding sidewalk endurance and not releasing the bond until a certain time after the sidewalks have been installed. He also agreed to look into a thicker base under the sidewalks.

Council Member Brandon Halliday made a motion to adjourn the combined meeting. It was seconded by Council Member Gary Anderson and was approved unanimously. The meeting adjourned at 7:23 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights Planning Commission meeting held June 17, 2017.

Not approved until signed


Kelli Rollins, Fruit Heights Recording Secretary

Date approved by Planning Commission: July 17, 2018