

PLANNING AND ZONING COMMISSION MEETING  
JANUARY 31, 1990

PRESENT

Gary Church	Chairman
Larry Taylor	Commission Member
Wesley Bloomfield	Commission Member
Pauline Warner	Commission Member
Robert Shepherd	Commission Member
Rick Moultrie	Commission Member

ABSENT

Kathy Roper	Commission Member
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OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Mitchell V. Myers	City Resident

Chairman Church called the meeting to order at 7:35 p.m. Virginia Taylor acted as secretary. Mr. Church stated that the notice of the meeting time, place and agenda was provided to the Millard County Chronicle/Progress, the local radio station, KNAK, and to each member of the Planning and Zoning Commission.

MINUTES

The proposed minutes of a Planning and Zoning Commission Meeting held November 15, 1989, were presented for consideration and approval. The Commission reviewed the minutes briefly, after which Wesley Bloomfield MOVED that the minutes be approved as presented. The motion was SECONDED by Robert Shepherd. Mr. Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MITCHELL MYERS: PRELIMINARY PLAT MAP - MITCHELL MYERS  
SUBDIVISION PROPERTY

Chairman Church welcomed Mitchell Myers and asked him to address the Planning Commission.

Mr. Myers presented and reviewed a Preliminary Concept Plan for Silver Sage Subdivision, which included a map of the proposed subdivision area, a letter from Utah Power & Light Company and a letter from Mitchell Myers.

Mr. Myers explained that he sold Lot #1 approximately one year ago thinking he could sell one lot without being required to subdivide the entire property. However, a building permit was not issued for Lot #1 because the property does not meet the requirements of the Delta City Subdivision Ordinance.

Mr. Myers requested the Planning Commission's approval to improve lots 1 through 8 and 29 through 32 as shown in his Preliminary Plan.

Mr. Myers referred to his letter dated January 31, 1990, which states the following:

"In consideration of the property I plan to develop, I will put up lots number 16, 17, 22 and 23 as a land bond to guarantee future development of Pine Cone Drive whenever access is necessary to the internal lots."

Mr. Myers said that the lots are worth \$4,000 each, for a total of \$16,000.

Zoning Officer Neil Forster noted that prior to the meeting Mr. Myers was given a copy of the Subdivision Ordinance. He then reviewed with Mr. Myers and the Commission the requirements stated in the Delta City Subdivision Ordinance regarding a Preliminary Plat and a Final Plat.

Extensive discussion was held regarding the content of a Preliminary Plat, Subdivision Improvements Required, and Guarantee of Improvements.

Commission Member Wesley Bloomfield discussed the economic feasibility of a new subdivision at this time. He also discussed the issue of Protective Covenants declared by a subdivider.

The requirement of notifying adjacent property owners was then discussed.

Following discussion, Wesley Bloomfield MOVED that further discussion of this subdivision be tabled until Mr. Myers has contacted all affected departments and divisions of municipal government and districts which may be providing special services, i.e., the Telephone Company and the Cable Company, also until he has notified all property owners of property located within 500 feet of the boundary of the proposed subdivision, as required by the Subdivision Ordinance. The motion was SECONDED by Pauline Warner. Chairman Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Following discussion, Mr. Myers suggested that the Planning Commission and/or the City Council amend the Subdivision Ordinance to lessen the requirements. The Commission indicated that they would review the Subdivision Ordinance.

A meeting was then scheduled for Wednesday, February 14, 1990, at 6:00 p.m. in order to allow Mr. Myers time for further work and review.

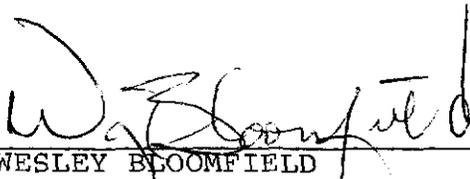
OTHER BUSINESS

The Commission established a regular monthly Meeting Schedule, which will be the 4th Wednesday of every month at 7:30 p.m.

Discussion was held regarding Larry Taylor's term as a Commission Member, which expires in the first Monday in February. Wesley Bloomfield MOVED to recommend that Larry Taylor's term as Commission Member be extended for one year. The motion was SECONDED by Rick Moultrie. Chairman Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Church asked if there were any further comments or questions or items to be discussed. There being none, Wesley Bloomfield MOVED to adjourn. The motion was SECONDED by Larry Taylor. Mr. Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Church declared the meeting adjourned at 9:40 p.m.

  
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GARY CHURCH, Chairman

  
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WESLEY BLOOMFIELD  
Commission/Council Member

MINUTES APPROVED: P&Z 2-14-90