

PLANNING AND ZONING COMMISSION MEETING  
JUNE 23, 1993

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Dale Roper	Commission Member
Pauline Warner	Commission Member

ABSENT

Sharlynn Goold	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member
Virginia Taylor	Deputy City Recorder

OTHERS PRESENT

Jim Davis	City Resident
Gary Judkins	Birch Drive Subdivision
Vicki Judkins	Birch Drive Subdivision
Neil Forster	Zoning Officer

Chairman Taylor called the meeting to order at 7:30 p.m. Mr. Taylor stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, KNAK Radio Station, and to each member of the Planning and Zoning Commission two days prior to the meeting.

MINUTES

The proposed minutes of a Planning Commission Meeting held March 18, 1993, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Dale Roper MOVED that the minutes be approved as presented. The motion was SECONDED by Gayle Bunker. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

GARY JUDKINS, BIRCH DRIVE SUBDIVISION: PROPOSED PRELIMINARY PLAT "A" - BIRCH DRIVE SUBDIVISION

Chairman Taylor asked Gary Judkins to present a proposed Preliminary Plat for the Birch Drive Subdivision.

Gary Judkins presented and reviewed a proposed Preliminary Plat for the Birch Drive Subdivision to the Commission members.

Zoning Officer Neil Forster recommended that the easements on the lots be increased to 5 feet on each side of the property and to 7.5 feet at the rear of the property.

Several requirements within the Delta City Subdivision Ordinance were discussed at length.

Discussion was held regarding the installation of curbs and sidewalks on the property. Mr. Judkins requested that the sidewalk requirement be waived and that the installation of sidewalks be the responsibility of each property owner rather than the subdivider.

The Delta City Subdivision Ordinance requires that curbs, gutters and sidewalks be installed on existing and proposed streets by the subdivider in all subdivisions except the rear of those lots which back on major streets and are not permitted access to such streets. However, that requirement may be waived upon recommendation from the Planning Commission to the City Council if the lots exceed 100 feet in width.

Commission Member Gayle Bunker recommended that City Attorney Richard Waddingham be contacted to discuss the subdivision sidewalk requirement and ask for his recommendation regarding this issue.

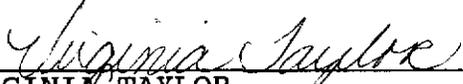
Following discussion, Commission Member Bunker MOVED to table discussion of this issue to allow time to meet with Attorney Waddingham. The motion was SECONDED by Commission Member Dale Roper. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

#### OTHER BUSINESS

The next Planning Commission Meeting was scheduled for July 14, 1993.

Chairman Taylor asked if there were any comments or questions or items to be discussed. There being none, Commission Member Gayle Bunker MOVED to adjourn. The motion was SECONDED by Commission Member Pauline Warner. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Taylor declared the meeting adjourned at 8:35 p.m.

  
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LARRY TAYLOR, Chairman

  
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VIRGINIA TAYLOR  
Deputy City Recorder

MINUTES APPROVED: P&Z 7-14-93