

PLANNING AND ZONING COMMISSION MEETING
JULY 14, 1993

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member

ABSENT

Dale Roper	Commission Member
Sharlynn Goold	Commission Member
Russell Jones	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Mr. & Mrs. Gary Judkins	Birch Drive Subdivision

Chairman Taylor called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. 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 June 23, 1993, were presented for consideration and approval. The Commission reviewed the minutes briefly and proposed corrections after which Gayle Bunker MOVED that the minutes be approved as corrected. The motion was SECONDED by 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.

BUSINESS

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

Chairman Taylor asked Gary Judkins, Birch Drive Subdivision, to address the Planning Commission regarding a proposed Preliminary Plat "A" for the Birch Drive Subdivision.

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

At a Planning Commission Meeting held June 23, 1993, 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 subdivision 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.

Following discussion of the Subdivision Ordinance regarding Subdivision Improvements, the Planning Commission concurred that the sidewalk requirements should not be waived and that Mr. Judkins be required to comply with the Subdivision Ordinance.

Commission Member Gayle Bunker then MOVED to approve the Preliminary Plat for Birch Drive Subdivision and that Mr. Judkins meet all requirements of the Subdivision Ordinance, which includes sidewalk improvements. The motion was SECONDED by Commission Member Rick Moultrie. 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. Judkins then presented proof of title insurance for the Birch Drive Subdivision property; Policy No. 45 1141 93 000030.

ROBYN HOWELL: DEVELOPMENT PERMIT FOR AUTO REPAIR SHOP

Robyn Howell was not in attendance; therefore this item was not discussed.

Commission Member Gayle Bunker MOVED to table discussion of this item until the next Regular Planning Commission Meeting. The motion was SECONDED by Rick Moultrie. 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.

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 Rich Moultrie. 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 8:15 p.m.



LARRY TAYLOR, Chairman



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 8-25-93