

PLANNING AND ZONING COMMISSION MEETING
MARCH 22, 1995

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Kathy Walker	Commission Member
Phil Sabey	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Sharlynn Goold	Commission Member
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OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Andy & Teresa Thompson	Vision Development

Chairman Warner called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mrs. Warner stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, to the local radio stations, 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 February 22, 1995, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Rick Moultrie MOVED that the minutes be approved as corrected. The motion was SECONDED by Kathy Walker. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

ANDY THOMPSON, VISION DEVELOPMENT: PRELIMINARY PLAT FOR VISION DEVELOPMENT SUBDIVISION

Mrs. Warner welcomed Andy & Teresa Thompson and asked them to present their Preliminary Plat for the Vision Development Subdivision.

Andy Thompson presented and reviewed the Preliminary Plat in detail with the Planning Commission members, and he addressed questions from the Commission pertaining to his Preliminary Plat.

Discussion was held regarding a lien line agreement on the sewer line, restrictive covenants, fencing, street lighting, A-1 zoning, etc.

Commission Member Gayle Bunker said that the Subdivision Ordinance requires 4' sidewalks. Mr. Bunker said that 350 East which fronts Mr. Thompson's subdivision is a highly walked area because it is part of the "loop", and he recommended that the City require a 5' sidewalk along 350 East and that the City pay for the additional foot.

Mr. Thompson spoke in favor of the five foot sidewalk if the City would pay for the increase.

Zoning Officer Neil Forster said that Mountain Fuel has some concerns with the utility agreement verbiage that implies that Mountain Fuel would or could provide at no cost the necessary lines to serve this subdivision. Mountain Fuel stated that they have natural gas lines in the vicinity and are willing to serve any or all of the proposed lots, however this would have to be done in accordance with the Utah Tariff concerning mains and service lines extension policies. Before any lines could be installed Mountain Fuel would need an approved contract with the owners where cost for installations could or could not be incurred.

Mr. Thompson will address this issue with Mountain Fuel.

Guarantee of Improvements was discussed and Mr. Thompson was made aware of the options listed in the Subdivision Ordinance.

Following discussion, Kathy Walker MOVED to accept the Preliminary Plat for Vision Development as presented. The motion was SECONDED by Phil Sabey. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

OTHER BUSINESS

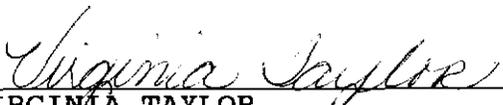
The next Regular Planning Commission was scheduled for April 12, 1995, at 7:30 p.m.

Chairman Warner asked if there were any comments or questions or items to be discussed. There being none, Commission Member Phil Sabey MOVED to adjourn. The motion was SECONDED by Commission Member Kathy Walker. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called

for a vote. The motion passed unanimously. Mrs. Warner declared the meeting adjourned at 8:45 p.m.



PAULINE WARNER, Chairperson



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 4-12-95