

PLANNING AND ZONING COMMISSION MEETING
APRIL 12, 1995

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Phil Sabey	Commission Member
Rick Moultrie	Commission Member

ABSENT

Kathy Walker	Commission Member
Sharlynn Goold	Commission Member
Russell Jones	Commission Member

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 March 22, 1995, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Phil Sabey MOVED that the minutes be approved as presented. The motion was SECONDED by Rick Moultrie. 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: FINAL PLAT FOR VISION DEVELOPMENT SUBDIVISION

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

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

After reviewing the Final Plat, Zoning Officer Neil Forster said that the three lots on the south end of the subdivision are not one acre lots, which is a requirement of an A-1 Zone, and cannot be approved as outlined in the Final Plat. He said that he has talked with Attorney Richard Waddingham, and it is his recommendation that the zone for the three lots be changed from A-1 to R-1B. The subdivision could then be approved in two different phases.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that they schedule a Public Hearing for the purpose of receiving public comment regarding a proposed zone change on Lots 9, 10 & 11 of the Vision Development Subdivision from A1 to R-1B. The motion was SECONDED by Commission Member Rick Moultrie. 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.

Further discussion was then held regarding the Final Plat for Vision Development Subdivision. Street lights were discussed, and the Commission agreed that Mr. Thompson should install street lights on each of the four power poles along 350 East and that once they are installed the lights should become part of the City's street lighting contract.

Discussion was also held regarding curb, gutter and sidewalk along the length of the subdivision on 350 East Street. The Commission recommended that curb and gutter be installed along 350 East to the Cemetery Bridge and that a five foot sidewalk be installed along 350 East across the bridge. Mr. Bunker reported that the City Council is in favor of a five-foot sidewalk rather than a four-foot sidewalk along 350 East, and they are willing to pay for the extra one-foot width the length of the subdivision along 350 East.

Following discussion, Commission Member Gayle Bunker MOVED to recommend that the City Council approve Phase I, which includes eight lots, of the Vision Development Subdivision, with street lights being installed on each power pole (4) and that Delta City put the four street lights on the City's street lighting contract, and that a five-foot sidewalk be installed along 350 East with Delta City participating in the cost of the extra foot of sidewalk the distance of the subdivision. The motion was SECONDED by Commission Member Phil Sabey. Mrs. Warner 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

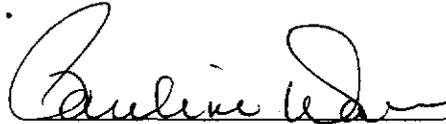
Robert Harris was not in attendance to discuss and present a Preliminary Plat for a proposed Harris Subdivision. Therefore, Mr.

Forster recommended that the Planning Commission review the "Short Plat" Subdivision requirements, which apply to this particular subdivision.

Phil Sabey said that a group of residents in the Pendray Subdivision are proposing a zone change from R2 to R1B, which will be on the next Planning Commission agenda.

LeAnne Massa has made application for a Conditional Use Permit to relocate the State Liquor Store. This issue will be considered at the next Planning Commission meeting.

Chairman Warner 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 Rick Moultrie. 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 9:00 p.m.



PAULINE WARNER, Chairperson



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 5-13-95