

PLANNING AND ZONING COMMISSION MEETING  
OCTOBER 11, 1995

PRESENT

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

ABSENT

Virginia Taylor	Deputy City Recorder
Kathy Walker	Commission Member
Sharlynn Goold	Commission Member

OTHERS PRESENT

Neil Forster	Zoning Officer
Tom Hamilton	City Resident
Ethan Hamilton	City Resident

Chairman Warner called the meeting to order at 7:30 p.m. Rita Byrd, Public Works Secretary, 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 September 27, 1995, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Gayle Bunker MOVED that the minutes be approved as corrected. The motion was SECONDED by Phil Sabey. 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

TOM HAMILTON, CITY RESIDENT: REQUEST FOR A SHORT PLAT SINGLE-LOT SUBDIVISION

Mrs. Warner asked Tom Hamilton, City Resident, to address the Commission and present a request for a Short Plat Single-Lot Subdivision.

Mr. Hamilton said that he resides at 152 East 100 North, and it is his desire to place a manufactured home on the back of his property. Discussion was held regarding water and sewer lines, drainage, etc.

Public Works Director Neil Forster said that in this instance, the only improvement that is not in place for this subdivision is a sidewalk. Mrs. Warner mentioned that there is asphalt sloping to the curb. Public Works Director Neil Forster stated that the profile for a 33-foot street requires curb and gutter on both sides with a sidewalk on one side of the street to be placed on private property. The School District has provided a sidewalk on their property.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that they approve a Short Plat for Tom Hamilton on the Hamilton Subdivision as presented with the condition that a ten-foot easement be deeded along the east side of the property to facilitate sewer and water to 100 North for connection and that the sewer and water lines to the south be privately maintained. There will be no requirement for a sidewalk on 150 East. 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.

Commission Member Phil Sabey asked for clarification that no one could connect to the water and sewer lines at a later date. Mr. Forster assured him that the State Plumbing Code will not allow two residences to share the same sewer.

KEN LEBBON, CITY RESIDENT: REQUEST FOR A ZONE CHANGE ON PROPERTY LOCATED AT 300 NORTH 350 EAST

This agenda item was postponed until a later date.

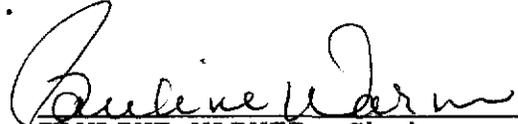
PAULINE WARNER, CHAIRPERSON: RE-DEFINITION OF ZONING DISTRICTS

This agenda item was not discussed.

OTHER BUSINESS

Regular meeting times were discussed after which Commission Member Gayle Bunker MOVED that for the remainder of the year the Regular Planning Commission Meetings be scheduled for the second Wednesday of each month. The motion was SECONDED by Russell Jones. 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.

Chairman Warner asked if there were any comments or questions or items to be discussed. There being none, Commission Member Rick Moultrie MOVED to adjourn. The motion was SECONDED by Commission Member Gayle Bunker. 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 8:30 p.m.

  
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PAULINE WARNER, Chairperson

  
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VIRGINIA TAYLOR  
Deputy City Recorder

MINUTES APPROVED: P&Z 11-8-95