

PLANNING AND ZONING COMMISSION MEETING
AUGUST 18, 1994

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Kathy Walker	Commission Member
Pauline Warner	Commission Member
Sharlynn Goold	Commission Member
Russell Jones	Commission Member

ABSENT

Rick Moultrie	Commission Member
---------------	-------------------

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Jim & Kathy Mitchell	Cherrywood 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 July 27, 1994, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Pauline Warner MOVED that the minutes be approved as presented. The motion was SECONDED by Kathy Walker. 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

JIM & KATHY MITCHELL, CHERRYWOOD ESTATES: PRELIMINARY PLAT/FINAL PLAT CHERRYWOOD ESTATES SUBDIVISION

Chairman Larry Taylor explained that Jim & Kathy Mitchell were in attendance to obtain approval of their subdivision. He said that their Preliminary Plat and their Final Plat are one in the same and they would like approval of both. Mr. Taylor then explained that

Mrs. Mitchell had contacted the City Office regarding Section 3.4.6. of the Subdivision Ordinance regarding notification of adjacent property owners. Mrs. Mitchell was told that the City Office would notify the property owners; however, that was not done. Mr. Taylor told Mr. Mitchell that it was the developer's responsibility to contact the property owners.

So, the night before the Planning Commission Meeting, Mr. Mitchell contacted in person, rather than in writing, all property owners located within 500 feet of the boundary of the proposed subdivision and he presented a list of people contacted to the Planning Commission. Mr. Taylor asked if the Planning Commission would accept this form of notification. The Planning Commission accepted Mr. Mitchell's list and felt that the property owners were adequately informed of the meeting and of Mr. Mitchell's plans for a subdivision.

Mr. Taylor then asked Jim & Kathy Mitchell, Cherrywood Estates, to present a Preliminary Plat and a Final Plat for the Cherrywood Estates Subdivision.

Jim Mitchell then presented and reviewed in detail the Preliminary/Final Plat for the Cherrywood Estates Subdivision. Mr. Mitchell then addressed questions from the Planning Commission and discussion was held regarding easements, restrictive covenants, improvements, etc.

Following discussion, Commission Member Russell Jones MOVED that the Preliminary and Final Plats for the Cherrywood Estates Subdivision be approved as presented. The motion was SECONDED by Commission Member Kathy Walker. 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

Brief discussion was held regarding a proposal for a greenhouse/nursery to be located in a Central Business Zone. Zoning Officer Neil Forster will research the requirements further.

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 Russell Jones. 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 8:30 p.m.

LARRY TAYLOR, Chairman



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 12-07-94

Larry Taylor passed away 10-25-94 from a brain tumor. Pauline Warner was appointed Chairman of the Planning Commission in a Regular City Council Meeting held September 12, 1994.