

**SPECIAL MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**SPECIAL MEETING MINUTES
March 12, 2014**

The Millard County Planning Commission met on Wednesday March 12, 2014 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Molly Stevens Planning Commissioner
David Sturlin..... Planning Commission Vice-Chairman
Brent Blake..... Planning Commissioner
Joyce Barney..... Planning Commissioner
Gordon ChatlandPlanning Commission Chairman
Gary Walker Planning Commissioner
Greg Greathouse..... Planning Commissioner

ALSO PRESENT:

Richard Waddingham County Attorney
Amber Nickle Secretary
Bruce Parker Planning and Development Services, LLC
Sheryl Dekker County Planner
Alan Roper County Commissioner
Todd Anderson..... Attorney

1. Welcome, Call to Order

Chairman Gordon Chatland called the meeting to order at 8:01 p.m. He welcomed all present.

- 2. 6:45 P.M. WORK SESSION** for the purpose of considering proposed temporary amendments to the Millard County Subdivision Ordinances related to plat subdivisions. The proposed temporary amendments address the requirements for a Home Owners Association, required improvements, guarantee and bonding requirements and may affect other provisions of the subdivision ordinance.

8:00 P.M. (or as soon thereafter following the work session)

- 3. MILLARD COUNTY PLANNING COMMISSION SPECIAL MEETING FOLLOWING A PUBLIC HEARING HELD ON MARCH 5, 2014, to CONSIDER a POSSIBLE RECOMMENDATION** to the Board of Millard County Commissioners for proposed amendments to the Millard County

Temporary Subdivision Ordinances related to plat subdivisions. The proposed temporary amendments may affect the requirements for a Home Owners Association, required improvements, guarantee and bonding requirements and other provisions of the subdivision ordinance. Millard County – Applicant. Application # Z-2014-007

Chairman Gordon Chatland stated that the purpose the special meeting is to make a favorable or unfavorable recommendation to the Board of County Commissioners.

Commissioner Greg Greathouse made a MOTION to make a favorable recommendation of the temporary “Planning Commission Public Hearing Draft of 2.27.2014 on the subdivision ordinance to the Board of County Commissioners with the following changes to the draft:

- Definition of improvements, replace fire hydrants with fire protection and suppression systems.
- In 11-2-3, C and F – replace “may” with “shall” and require that requirements be placed on all listed items, unless explanation is given to why that requirement is not needed for a particular subdivision.
- In 11-2-3 – replace surveyor with Recorder.
- In 11-2-5 – make written change to 1 copy of preliminary plat and submit the required copies of that plat.
- Keep the no building or final plat recording until all improvements installed. Also allow the option of bonding (or equivalent – money in some form) at 125% of improvements if they want to record final plat before improvements are installed.
- Paragraph 6 on page 20 – “shall” instead of “may.”
- Page 23 – change and insert General Plan where appropriate. Page 25 – on utilities put in the word “encouraged.”
- Keep in 11-4-5 on Homeowner’s Association with change from “shall” to may.”
- If the Board of County Commissioners does not keep a paved road requirement, then our recommendation is to have a disclaimer recorded on the final plat consistent with the one Joyce Barney provided and in that disclaimer allow enforcement, not only by the County, but by the residents being able to require the County to enforce if the County does not seem to be willing to do so.
- Recommend requiring a paved (asphalt) road built to Millard County road standards, but if the Board of County Commissioners choose to accept a different standard, the recommendation is to add a disclaimer below -
- Add a disclaimer to be recorded on the Final Plat that states that the County will not be responsible for upgrading to a paved road. (The County will not make improvements to the road at the tax payer’s expense. If the gravel road is built to County Road Standards, the County will maintain the roads as built).
- Add utilities to the signature blocks on the Final Plat.

Commissioner Gary Walker SECONDED the motion. Voting was unanimous in the affirmative.

This favorable recommendation for a temporary ordinance on Title 11 will be forwarded to the Board of Millard County Commissioner who will hold a public hearing on March 25, 2014 at 11:20 a.m. for possible approval and adoption of the temporary ordinance.

4. OTHER BUSINESS

There was none.

5. POSSIBLE CLOSED MEETING Pursuant To Utah Code Annotated Section 52-4-204 & 205

There was none.

6. ADJOURNMENT

Commissioner David Sturlin made a MOTION to adjourn. Commissioner Gary Walker SECONDED the motion. The voting was unanimous in the affirmative. The meeting adjourned at 9:02p.m.

Gordon Chatland Chairman
Millard County Planning Commission