

PLANNING AND ZONING COMMISSION MEETING  
MARCH 16, 1988

PRESENT

Robert Droubay	Chairman
Larry Taylor	Commission Member
Wesley Bloomfield	Commission Member
Doug Esplin	Commission Member
Rochelle Munster	Commission Member

ABSENT

Roland Dutson	Commission Member
Bruce Taylor	Commission Member

OTHERS PRESENT

Jeffery Green	Millard County Resident
Garth O. Green	Millard County Resident
Kathy Ingram	City Resident
Edward Ingram	City Resident
Neil Forster	Zoning Official
Doyle Bender	City Treasurer

Chairman Droubay called the meeting to order at 8:00 p.m. Doyle Bender acted as secretary. Mr. Droubay stated that the notice of the meeting time, place and agenda was provided to the Millard County Chronicle/Progress, the local radio station, KNAK, and to each member of the Planning and Zoning Commission.

MINUTES

The proposed minutes of a Planning and Zoning Commission Meeting held April 22, 1987, were presented for consideration and approval. The Commission reviewed the minutes briefly. Rochelle Munster MOVED that the minutes be approved as presented. The motion was SECONDED by Larry Taylor. Mr. Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ZONING OFFICIAL NEIL FORSTER: DISCUSSION AND RECOMMENDATION

Chairman Droubay asked Zoning Official Neil Forster to address the Commission.

Mr. Forster referred to Section 12-600 of the Zoning Ordinance

entitled Development Policies and explained that this portion of the Zoning Ordinance is very cumbersome and time consuming. Mr. Forster asked the Commission to review Section 12-600 and make recommendations as to how the ordinance could be amended so that it will not be so cumbersome but still remain effective.

Following further discussion, the Commission scheduled a meeting for May 4, 1988, for the purpose of reviewing Section 12-600 of the Zoning Ordinance.

EDWARD E. INGRAM: ZONE CHANGE REQUEST FROM CD TO R1B LOCATED AT 300 EAST 100 NORTH

Mr. Droubay asked Edward E. Ingram to present a request for a zone change to the Commission.

Mr. Ingram asked the Commission to consider a zone change from CD to R1B on the property described as follows:

Beginning at the North East Corner of Lot 4, Block 63 of the Delta Site Plat "A" as amended, thence South 247.5 feet, thence West 147.5 feet, thence North 100 feet, thence West 100 feet, thence North 147.5 feet, thence East 247.5 feet to the Point of Beginning.

He said that if the zone change is approved he would like to build a home on the property.

The Commission reviewed the Zone Change Request Application and map of the property in detail, after which Wesley Bloomfield MOVED that the P & Z Commission recommend to the City Council that the proposed zone change request be approved and that a Public Hearing be scheduled for the purpose of receiving public comment regarding a proposed zone change from CD to R1B on the property described above. The motion was SECONDED by Rochelle Watts. Chairman Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

OTHER BUSINESS

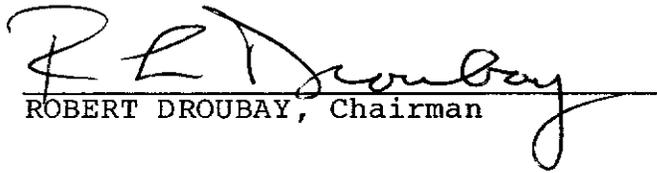
Wesley Bloomfield said that a meeting was held with IPA's representatives Joseph Novak and Earl Staker as to the maintenance of the water bank established by the August 9, 1982 Municipal Water Rights Acquisition Agreement with IPA. IPA representatives said that IPA would be willing to maintain this water bank only if there was certainty of need for it.

There has been discussion regarding a possible amendment to the Delta City Master Annexation Policy that would require persons seeking new water connections in territory annexed to Delta City to pay the cost of acquiring water rights development fee or dedicating water rights.

Mr. Bloomfield reported that Mayor Hansen has asked the City Council to consider amending the Master Annexation Policy Declaration to delete the option of dedicating water rights rather than paying the water rights acquisition fee. This would leave payment of the water rights acquisition fee as the sole option to any landowner in the annexed territory.

Amendments to the master policy declaration are accomplished after approval by the Planning and Zoning Commission, publication of notice of the proposed amendment, a public hearing on the notice after the required 20 day notice period and adoption of the resolution after these preliminary procedures.

Chairman Droubay asked if there were any further comments, questions or items to be discussed. There being none, Larry Taylor MOVED to adjourn. The motion was SECONDED by Rochelle Munster. Mr. Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Droubay declared the meeting adjourned at 9:10 p.m.

  
ROBERT DROUBAY, Chairman

  
VIRGINIA TAYLOR  
City Clerk

MINUTES APPROVED: P&Z 5-04-88