

PLANNING AND ZONING COMMISSION MEETING
MAY 4, 1988

PRESENT

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

ABSENT

None

OTHERS PRESENT

Virginia Taylor	City Clerk
Neil Forster	Zoning Official
Kirt Overson	City Resident
Sarah Inez Moody	Chronicle/Progress
Ruth Hansen	Mayor

Chairman Droubay called the meeting to order at 8:00 p.m. Virginia Taylor 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 March 16, 1988, were presented for consideration and approval. The Commission reviewed the minutes briefly, after which Rochelle Munster MOVED that the minutes be approved as presented. The motion was SECONDED by Doug Esplin. 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.

CHAIRMAN ROBERT DROUBAY: PROPOSED WEST DELTA ANNEXATION

Chairman Droubay asked Zoning Official Neil Forster to review with the Commission Members an annexation proposal for West Delta.

Mr. Forster said that in a Regular City Council meeting held April 18, 1988, a proposal for annexation of West Delta was

presented. The Council appointed a committee to pursue annexation of the West Delta area, which consists of the following:

Gayle Bunker
Wesley Bloomfield
Robert Droubay
Kennard Carter

Mr. Forster displayed a map of the proposed West Delta area and outlined the proposed boundaries for annexation. He said that the total assessed valuation of the total proposed annexation area is \$384,905 and a total of \$130,868 is required for annexation.

Mayor Ruth Hansen explained that the City has \$89,000 available through the Board of Water Resources. She said that this money can only be used on a project within the City Limits; therefore, if the Delta West Area is annexed, the \$89,000 could be used to install water lines in that area.

The Commission questioned their role in the annexation process and asked for further information regarding annexation.

ZONING OFFICIAL NEIL FORSTER: ZONING ORDINANCE SECTION 12-600, DEVELOPMENT POLICIES

Chairman Droubay asked Zoning Official Neil Forster to discuss the Zoning Ordinance Section 12-600 with the Commission.

Mr. Forster reviewed Section 12-600 of the Zoning Ordinance and explained that this portion of the Zoning Ordinance, which requires that a written evaluation be completed on applications for certain zones, is very cumbersome and time consuming. Mr. Forster asked for recommendations as to how the ordinance could be amended so that it will not be so cumbersome but still remain effective.

Following lengthy discussion, Mr. Forster suggested that the Commercial Development Zone from 400 West to 350 East and from 50 North to 50 South be changed to R4 Zoning, which would reduce some of the Commercial Development Zones within Delta City and would eliminate a written evaluation on each application made in an R4 zone.

The Commission Members requested time to review the proposed zone change. No recommendation was made at this time.

OTHER BUSINESS

Commission Members briefly discussed Nonconforming Uses and Structures.

Chairman Droubray asked if there were any further comments or questions or items to be discussed. There being none, Larry Taylor MOVED to adjourn. The motion was SECONDED by Doug Esplin. 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 10:15 p.m.


ROBERT DROUBAY, Chairman


WESLEY BROOMFIELD
Council/Commission Member

MINUTES APPROVED: P&Z 6-08-88