

PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 14, 1990

PRESENT

Gary Church	Chairman
Larry Taylor	Commission Member
Wesley Bloomfield	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Kathy Roper	Commission Member

ABSENT

Robert Shepherd	Commission Member
Neil Forster	Zoning Officer

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Mitchell Myers	Silver Sage Subdivision
Larcy Bloomfield	City Resident
Carol Ingraham	City Resident
Larry T. Evans	City Resident
Corinne Evans	City Resident
Ann Morgan	City Resident
Bill Morgan	City Resident
Dennis Killian	City Resident
Virginia Jones	City Resident
Cindy Lowe	City Resident
Linda Knudsen	City Resident
Cindy L. Staples	City Resident
John Wiser	City Resident
Tom Wright	City Resident
Michael Bettis	City Resident
Tillman Johnson	City Resident
Craig Young	City Resident
Shanon Young	City Resident
LuAnne Miller	City Resident
Stan Smith	City Resident
Kerry Smith	City Resident
Marshall S. Lyman	City Resident

Chairman Church called the meeting to order at 6:00 p.m. Virginia Taylor acted as secretary. Mr. Church stated that the notice of the meeting time, place and agenda was mailed 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 January 31, 1990, were presented for consideration and approval. The Commission reviewed the minutes briefly and proposed corrections. Wesley Bloomfield MOVED that the minutes be approved as corrected. The motion was SECONDED by Larry Taylor. Mr. Church asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Planning and Zoning Commission Meeting held February 6, 1990, were presented for consideration and approval. The Commission reviewed the minutes briefly, after which Wesley Bloomfield MOVED that the minutes be approved as presented. The motion was SECONDED by Larry Taylor. Mr. Church asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MITCHELL MYERS: PROPOSED SILVER SAGE SUBDIVISION

Chairman Church stated that the purpose of this meeting was to receive public comment regarding Mitchell Myer's proposed Silver Sage Subdivision.

Chairman Church stated that he is involved with Mitchell Myers on an ecclesiastical basis, he is employed by the L.D.S. Church as a Maintenance Foreman/Custodian under the supervision of Mr. Myers. Mr. Church also stated that under his best judgement, his association with Mr. Myers will not have an effect on his decisions or his involvement in the proposed Silver Sage Subdivision.

Chairman Church asked Mitchell Myers to address the Commission and present a Preliminary and/or Concept Plan for the Proposed Silver Sage Subdivision.

Mr. Myers presented and reviewed a Concept and/or Preliminary Plan for a proposed Silver Sage Sudivision. Included with that plan was a letter from Utah Power & Light Company, a letter from Contel Telephone Operations, a list of people within 600 feet of proposed subdivision that letters were mailed to, a preliminary plat map of the Silver Sage Subdivision, a preliminary plat map prepared by I.P.A., and a legal description of Lot #1 - property sold to Mike Bettis.

Mr. Myers explained that he sold Lot #1 approximately one year ago to Mike Bettis thinking he could sell one lot without being required to subdivide the entire property. However, a building permit was not issued for Lot #1 because the property does not meet the requirements of the Delta City Subdivision Ordinance. Mr. Myers then explained that he is going through the subdivision

procedure at this time to fulfill a commitment made to Mike Bettis.

Mr. Myers then explained that his first proposal is to develop Lots No. 1 through 6 shown on the concept plan. Several White Sage Subdivision residents were in attendance and voiced the following concerns:

1. Restrictive Covenants. Mr. Myers should place restrictive covenants on the proposed subdivision comparable to those of the White Sage Subdivision.
2. Parking and Traffic Along White Sage Avenue. Homes built on lots 21, 22, 23 & 24 should not be allowed to face White Sage Avenue in order to help curtail a traffic and parking problem along that street.

Mr. Myers said that he plans to cooperate with the concerns that were expressed.

Following discussion, Wesley Bloomfield MOVED that the Planning Commission do not accept Mr. Myer's proposal as a Preliminary Plan until the sketch shows Lots 21, 22, 23, and 24 as a cul-de-sac with the homes facing inward. The motion was SECONDED by Rick Moultrie. Chairman Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Church said that the Subdivision Ordinance states the following:

"Unless waived by the planning commission, at least seven days prior to the planning commission meeting the applicant shall mail to all property owners of property located within 500 feet of the boundary of the proposed subdivision written notice of the time, date and place where the planning commission will consider giving preliminary approval to the subdivision.... The applicant shall provide the planning commission with the names of all persons to whom the notice was mailed at least 3 days prior to the meeting at which the preliminary plat is to be considered."

However, Mr. Myers was unable to obtain names - addresses only - from the Post Office; therefore, the list submitted by Mr. Myers was addresses rather than names of those persons he mailed the notice of the meeting to.

Following brief discussion, Wesley Bloomfield MOVED to accept the list of addresses submitted by Mr. Myers in compliance with Section 3.4.6 of the Delta City Subdivision Ordinance. The motion was SECONDED by Pauline Warner. Chairman Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

NINA TERRELL: CONDITIONAL USE PERMIT FOR NURSERY DAY CARE IN AN R-4 ZONE

Chairman Church explained that Nina Terrell has submitted an application for a Conditional Use Permit to operate a day nursery care at her home located at 341 East 100 North, which is in an R-4 Zone.

The Commission reviewed the application along with the Development Permit Review prepared by Zoning Official Neil Forster. Mr. Forster noted the following on the comment sheet:

"Requested use in in an R-4 Zone and use is permitted as a Conditional Use - approved by P & Z.

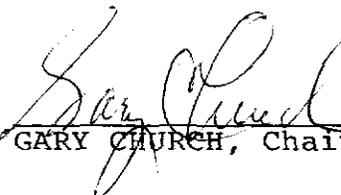
Would need to meet all requirements presented by the State of Utah to allow this kind of operation - would require a State License."

Following discussion, Wesley Bloomfield MOVED that the Planning Commission grant a Conditional Use Permit for a privately operated day nursery to Nina Terrell at 341 East 100 North with the restriction that State and Federal Day Care requirements are to be met. The motion was SECONDED by Pauline Warner. Chairman Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

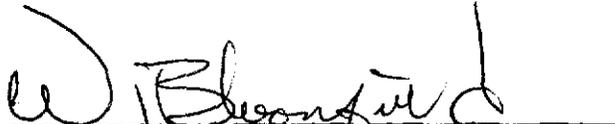
OTHER BUSINESS

Discussion was then held regarding a petition that was issued to dispose of the Old Mill. The Old Mill is located outside the City limits; therefore, this issue should be discussed with the Millard County Commissioners.

Chairman Church asked if there were any further comments or questions or items to be discussed. There being none, Wesley Bloomfield MOVED to adjourn. The motion was SECONDED by Larry Taylor. Mr. Church 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. Church declared the meeting adjourned at 7:45 p.m.



GARY CHURCH, Chairman


WESLEY BLOOMFIELD
Commission/Council Member

MINUTES APPROVED: P & Z 6-27-90