

PLANNING AND ZONING COMMISSION MEETING
MARCH 27, 1991

PRESENT

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| Gary Church | Chairman |
| Wesley Bloomfield | Commission Member |
| Larry Taylor | Commission Member |
| Kathy Defabio | Commission Member |
| Pauline Warner | Commission Member |
| Robert Shepherd | Commission Member |
| Rick Moultrie | Commission Member |

ABSENT

None

OTHERS PRESENT

| | |
|-----------------|----------------------|
| Virginia Taylor | Deputy City Recorder |
| Neil Forster | Zoning Official |
| Dan Sperry | Sperry Oil |

Chairman Church called the meeting to order at 8:00 p.m. Virginia Taylor, Deputy City Recorder, 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 two days prior to the meeting.

MINUTES

The proposed minutes of a Planning Commission Meeting held February 27, 1991, were presented for consideration and approval. The Commission reviewed the minutes briefly and proposed corrections. Wesley Bloomfield MOVED that the minutes be approved as amended. 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.

BUSINESS

DAN SPERRY, SPERRY OIL COMPANY: PROPOSED ZONE CHANGE ON PROPERTY LOCATED AT 655 NORTH 300 WEST FROM RURAL RESIDENTIAL (RR) TO INDUSTRIAL DEVELOPMENT (ID)

Chairman Church asked Dan Sperry, Sperry Oil, to address the Commission.

Dan Sperry explained that he has applied for a zone change from Rural Residential (RR) to Industrial Development (ID) for property located at 655 North 300 West where he plans to build a warehouse.

Zoning Officer Neil Forster reviewed in detail a Development Permit Review - Evaluation Of Absolute Criteria for the abovementioned property. He explained that the minimum score possible was 515 points, and the evaluation scored 530 points.

After reviewing the zone change request and the Zoning Map, discussion was held whether or not the entire 4.17 acres of RR zoned property should be rezoned ID. During the meeting, Zoning Officer Neil Forster telephoned Jack Thomas, Thomas Investments - owner of record for proposed property zone change, and Mr. Thomas said that he would like the total 4.17 acres (which includes Dan Sperry's requested area) that is now zoned Rural Residential to be zoned Industrial Development.

Following further discussion, Commission Member Wesley Bloomfield MOVED to recommend that the City Council approve Dan Sperry's Zone Change Request from Rural Residential to Industrial Development. The motion was SECONDED by Commission Member 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.

Commission Member Wesley Bloomfield further MOVED to approve a Development Permit for Dan Sperry based on the information presented by Zoning Officer Neil Forster. The motion was SECONDED by Commission Member Kathy Dafabio. 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.

GARY CHURCH, CHAIRMAN: DELTA CITY ZONING ORDINANCE

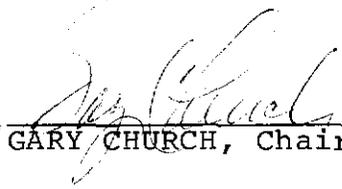
The Commission discussed the Delta City Ordinance in general, and Zoning Officer Neil Forster and Virginia Taylor were asked to prepare a procedural checklist for Zoning Ordinance related issues i.e., zone changes, annexations, etc.

OTHER BUSINESS

Discussion was held regarding the replacement of Commission Member Kathy Dafabio.

Chairman Church asked if there were any comments or questions or items to be discussed. There being none, Commission Member Wesley

Bloomfield MOVED to adjourn. The motion was SECONDED by Commission Member Kathy Defabio. 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. Mr. Church declared the meeting adjourned at 9:30 p.m.



GARY CHURCH, Chairman

WESLEY BLOOMFIELD
Council/Commission Member

MINUTES APPROVED: P&Z 4-24-91