

PLANNING AND ZONING COMMISSION MEETING
MAY 23, 1991

PRESENT

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

ABSENT

Robert Shepherd	Commission Member
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OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Official
Keith Griffiths	Millard County School District
Supt. Kenneth Topham	Millard County School District

Chairman Church called the meeting to order at 7:30 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 April 24, 1991, were presented for consideration and approval. The Commission reviewed the minutes briefly. Rick Moultrie MOVED that the minutes be approved as presented. The motion was SECONDED by Gary Church. 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 welcomed Dale Roper as a new member of the Planning Commission. Mr. Roper was appointed to fill Kathy Difabio's term.

BUSINESS

KEITH GRIFFITHS, MILLARD COUNTY SCHOOL DISTRICT: PROPOSED ZONE CHANGE FROM COMMERCIAL DEVELOPMENT (CD) TO PUBLIC QUASI-PUBLIC (PQP) - DELTA NORTH ELEMENTARY SCHOOL

Chairman Church welcomed Superintendent Topham and Keith Griffiths and asked them to present a proposed zone change to the Planning Commission.

Superintendent Topham presented and explained a schematic design of the proposed plan for the new Delta North Elementary School.

Keith Griffiths said that the Millard County School District has purchased Alfred Lake's property, Duane Galli's Trailer Park property and Carlyle and LuDean Petersen's vacant property. He then requested that the above mentioned properties be rezoned to Public Quasi-Public (PQP).

Discussion was held regarding the South portion (approximately 112' x 123.5') of Duane Galli's Trailer Park property, and the School District requested that portion of property remain in a Central Business Zone (CB) in order for the existing businesses to continue their business.

Following discussion, Commission Member Wesley Bloomfield MOVED, subject to Zoning Officer Neil Forster's completion of a Development Permit Review, that the Planning Commission recommend to the City Council that the City Council schedule a Public Hearing for the purpose of receiving public comment regarding proposed zone changes on the following properties:

1. CHANGE ZONE FROM CENTRAL BUSINESS (CB) TO PUBLIC QUASI-PUBLIC (PQP) ON THE FOLLOWING PROPERTY:

BEG AT A POINT 112' N OF THE SW CORNER OF LOT 2, BLK 62, DELTA TOWNSITE, PLAT A, THENCE N 135.5' THENCE E. 247.5' THENCE S 135.5' THENCE W 247.5' TO POINT OF BEG

2. CHANGE ZONE FROM RESIDENTIAL (R-4) TO PQP ON THE FOLLOWING PROPERTY:

ALL OF LOT 3, BLK 62, DELTA TOWNSITE, PLAT A,

and that the requested Zone Changes be approved. 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 Dale Roper then MOVED that the Planning Commission also recommend to the City Council that the zone be

changed from Residential (R-2) To PQP on the following property:

BEG AT A POINT ON THE NW CORNER OF LOT 3, BLK 62,
DELTA TOWNSITE, PLAT A, THENCE N 99' THENCE E 247.5'
THENCE S 99' THENCE W 247.5' TO POINT OF BEG
(This portion of property is known as 100 North
Street)

The motion was SECONDED by Commission Member 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.

Discussion was held regarding an alley that runs between the present Delta North Elementary Property and several residential properties between 100 North and 200 North and 50 East. With increased traffic on that alley to the school, consideration should be made to make that a One-Way Alley. The Commission agreed that this issue should be taken before the City Council by those concerned and affected by the alley.

OTHER BUSINESS

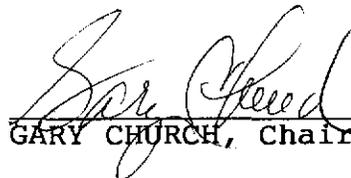
Commission Members Wesley Bloomfield and Pauline Warner reported on a beautification tour that was recently taken to other cities within Utah. He presented several ideas that could be beneficial to Delta City in redeveloping and beautifying their downtown business area.

Manufactured Homes within Delta City were briefly discussed.

Zoning Officer Neil Forster informed the Commission that there are a couple of proposed subdivision issues that will be coming before the Planning Commission.

Brief discussion was held regarding Delta City's Master Plan. The Commission recommended that Master Plans from other cities be acquired for their review and discussion.

Chairman Church asked if there were any comments or questions or items to be discussed. There being none, Commission Member Larry Taylor MOVED to adjourn. The motion was SECONDED by Commission Member Dale Roper. 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 9:40 p.m.



GARY CHURCH, Chairman

WESLEY BLOOMFIELD
Council/Commission Member

MINUTES APPROVED: P&Z 8-28-91