

PLANNING AND ZONING COMMISSION MEETING
AUGUST 28, 1991

PRESENT

Larry Taylor	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Robert Shepherd	Commission Member

ABSENT

Gary Church	Chairman
Wesley Bloomfield	Commission Member
Dale Roper	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Official
Donald Kinsman	Developer
Mr. & Mrs. Gary Judkins	Developer
Rex Harris	Developer
Goldie Miller	City Resident

In view of Chairman Gary Church's absence, Larry Taylor was appointed as Chairman Pro Tempore.

Chairman Pro Tempore Larry Taylor called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mr. Taylor 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 May 23, 1991, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Commission Member Pauline Warner MOVED that the minutes be approved as presented. The motion was SECONDED by Commission Member Robert Shepherd. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Planning Commission Meeting held June 21, 1991, were presented for consideration and approval. The

Commission reviewed the minutes briefly after which Commission Member Pauline Warner MOVED that the minutes be approved as presented. The motion was SECONDED by Commission Member Robert Shepherd. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

REX T. HARRIS: REVISION OF SILVER SAGE SUBDIVISION PRELIMINARY PLAT

Chairman Pro Tempore Larry Taylor asked Rex T. Harris, Developer of the Silver Sage Subdivision, to address the Board.

Mr. Harris explained that he recently purchased the Silver Sage Subdivision from Mitchell V. Myers. Mr. Harris presented and explained a Revision Of The Preliminary Plat Of The Silver Sage Subdivision.

Discussion was held regarding the traffic congestion and parking problem near the proposed subdivision and the Neighborhood Park. Also, the expansion of the parking lot at the Neighborhood Park was briefly discussed.

Lengthy discussion was held regarding Section 3.4.6 "NOTIFICATION OF ADJACENT PROPERTY OWNERS". The Commission decided to waive the requirements in this section at this time because these requirements were met when the Preliminary Plat was approved for Mitchell V. Myers.

Following further discussion, Commission Member Robert Shepherd MOVED to approve the Revision Of The Preliminary Plat Of The Silver Sage Subdivision as presented. The motion was SECONDED by Commission Member Pauline Warner. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

REX T. HARRIS: PRESENTATION OF SILVER SAGE SUBDIVISION FINAL PLAT PHASE II

Chairman Pro Tempore Taylor asked Rex T. Harris to present Final Plat Phase II of the Silver Sage Subdivision.

Rex T. Harris presented and explained Final Plat Phase II of the Silver Sage Subdivision. However, Commission Member Robert Shepherd MOVED to table consideration of this item until the next Planning Commission Meeting to allow the Planning Commission time for review. The motion was SECONDED by Commission Member Pauline Warner. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

GARY JUDKINS: ZONE CHANGE FROM PQP TO R1B FOR PROPOSED SUBDIVISION

Chairman Pro Tempore Taylor asked Gary Judkins to address the Commission regarding a zone change request from Public Quasi/Public (PQP) to Residential (R-1-B).

Gary Judkins explained that he owns property located at approximately 750 East 450 South that is currently zoned Public Quasi/Public (PQP). Mr. Judkins requested the Planning Commission's approval and recommendation for that zone to be changed to Residential (R-1-B) for the purpose of developing a subdivision.

Following discussion, Commission Member Pauline Warner MOVED to recommend to the City Council that a Public Hearing be scheduled to receive public comment regarding a proposed change from PQP to R-1-B as requested by Gary Judkins. The motion was SECONDED by Commissioner Member Robert Shepherd. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

GOLDIE MILLER: REQUEST FOR CONDITIONAL USE PERMIT FOR BUILDING IN INDUSTRIAL DEVELOPMENT (ID) ZONE

Chairman Pro Tempore Larry Taylor asked Goldie Miller to address the Commission.

Goldie Miller explained that she is the current owner of record of the property located at 150 North 500 West but she is in the process of selling that property to Doug Pasha.

Doug Pasha then requested the Commission's approval to build a 30' x 60' storage building that will be used to store personal recreational vehicles. However, Mr. Pasha said that at some future time he may want to use the building for commercial storage rental units.

Zoning Officer Neil Forster explained that the property is zoned Industrial Development (ID); therefore, a Conditional Use Permit is required. Mr. Forster then presented and explained a Development Permit Review he conducted on the property, with the standard score being 636 and the applicant's score being 662.

Following discussion, Commission Member Rick Moultrie MOVED to approve a Conditional Use Permit in an ID Zone as requested for the purpose of building a 30' x 60' storage building with the condition that all City ordinances, regulations and building codes are complied with. The motion was SECONDED by Commission Member Robert Shepherd. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

DONALD KINSMAN: DEL PARK MOBILE HOME SUBDIVISION

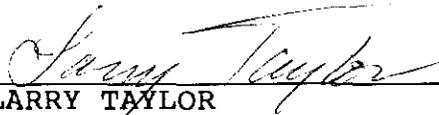
Chairman Pro Tempore Taylor asked Donald Kinsman to address the Commission regarding a proposed Del Park Mobile Home Subdivision.

Donald Kinsman said that he owns the Del Park Mobile Home Park and he discussed the possibility of developing a mobile home subdivision. He explained that his plans are to keep twelve lots as rental spaces and subdivide and sell the rest of the lots.

Lengthy discussion was held after which the Planning Commission spoke in favor of Mr. Kinsman's proposal. However, Mr. Forster said that this proposal is new for Delta City and the City Attorney should get involved.

Mr. Kinsman requested time on the next Planning Commission agenda to further discuss this proposal and to present a concept plan.

Mr. Taylor asked if there were any comments or questions or items to be discussed. There being none, Commission Member Pauline Warner MOVED to adjourn. The motion was SECONDED by Commission Member Rick Moultrie. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Taylor declared the meeting adjourned at 9:43 p.m.



LARRY TAYLOR
Chairman Pro Tempore

WESLEY BLOOMFIELD
Council/Commission Member

MINUTES APPROVED: P&Z 9-25-91