

PLANNING AND ZONING COMMISSION MEETING  
SEPTEMBER 25, 1991

PRESENT

Gary Church	Chairman
Wesley Bloomfield	Commission Member
Larry Taylor	Commission Member
Dale Roper	Commission Member
Pauline Warner	Commission Member
Robert Shepherd	Commission Member

ABSENT

Rick Moultrie	Commission Member
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OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Alan Riding	Asst. Public Works Director
Donald Kinsman	Del Park Mobile Home Subd.
Allen Wardle	GTE, Manager
Brian Peterson	GTE, Engineer
Rex Harris	Silver Sage Subdivision
Carlyle Peterson	Delta Estates

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 August 28, 1991, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Larry Taylor MOVED that the minutes be approved as presented. The motion was SECONDED by Robert Shepherd. Mr. 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

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

Chairman Church asked Rex T. Harris, Silver Sage Subdivision Developer, to address the Commission.

Rex Harris presented and discussed the Final Plat for Silver Sage Subdivision Phase II.

GTE Representatives, Allen Wardle and Brian Petersen, were in attendance, and they referred to a letter dated September 22, 1991, to Delta City from GTE regarding utility lines and easements.

The letter stated the following:

"For your information, GTE has reviewed the plats for the Silver Sage Subdivision and approve of placing its utility lines underground, and within the utility easements designated.

Per Utah Tariff, 100% of construction costs for subdivisions outside our base rate area will be paid by the subdivision developer. The Silver Sage Subdivision does fall outside this base rate area. Construction cost will need to be covered by the developer, before telephone service can be provided."

Mr. Harris agreed with the requirements in the letter.

Following discussion, Commission Member Wesley Bloomfield MOVED to recommend to the City Council that Phase II of the Silver Sage Subdivision be approved as presented as long as the sidewalk continue with the existing White Sage Subdivision sidewalk. 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 vote. The motion passed unanimously.

DONALD KINSMAN: DEL PARK MOBILE HOME SUBDIVISION CONCEPT PLAN

Chairman Church asked Donald Kinsman to present a Concept Plan for the proposed Del Park Mobile Home Subdivision.

Donald Kinsman presented and reviewed a Concept Plan for the proposed Del Park Mobile Home Subdivision. His proposal is to rent lots 1 through 17 and to sell lots 18 through 25 and lots 46 through 52 as permanent residences in the proposed subdivision.

Mr. Kinsman said that he would rather maintain the water and sewer lines and the roads within the proposed subdivision rather than having Delta City maintain them. However, The Planning Commission and Mr. Kinsman feel that a recommendation from City Attorney Richard Waddingham concerning this matter is necessary.

Mr. Kinsman also discussed the possibility of getting a Variance for four existing mobile homes on lots within the proposed subdivision that he would like to sell as permanent residences.

Following discussion, Commission Member Dale Roper MOVED to approve the Concept Plan that allows for rental spaces as well as permanent residences within the proposed Del Park Mobile Home Subdivision. The motion was SECONDED by Commission Member Robert Shepherd. Mr. Church asked if there were any comments or questions regarding the motion. There being none he called for a vote. All Commission Members voted yes with Wesley Bloomfield abstaining because he and Donald Kinsman work together under the same employment. The motion carried.

J. L. & MAE SHIELDS: REQUEST TO PLACE MOBILE HOME ON INDUSTRIAL DEVELOPMENT (ID) ZONED PROPERTY

This item was brought before the Planning Commission in error; therefore, it was not discussed.

OTHER BUSINESS

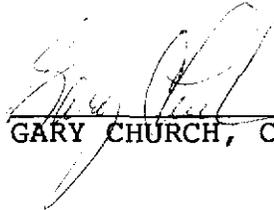
Carlyle Peterson, Delta Estates, was in attendance and requested that certain property contiguous to the Delta Estates Mobile Home Subdivision that is presently zoned Commercial Development (CD) be rezoned as Mobile Home (MH) to allow for a permanent residence. Brief discussion was held after which Mr. Peterson was instructed to make application for a zone change through the City Office.

Discussion was held regarding the appointment of a Vice-Chairman. The Zoning Ordinance states the following:

"The Planning and Zoning Commission shall, in the absence of the Chairman, or any period during which the Chairman is unable, fails or refuses to act, select a Vice-Chairman who shall serve as Chairman during the period of such absence, inability, refusal or failure to act."

The appointment of a Vice-Chairman will be addressed at the next Regular Planning Commission Meeting.

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 Dale Roper. Mr. 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.



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GARY CHURCH, Chairman

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WESLEY BLOOMFIELD  
Council/Commission Member

MINUTES APPROVED: P&Z 4-22-92