

PLANNING AND ZONING COMMISSION MEETING
AUGUST 25, 1993

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Dale Roper	Commission Member
Sharlynn Goold	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Stephen & Alecia Riding	City Residents

Chairman 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, KNAK Radio Station, 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 July 14, 1993, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Commission Member Gayle Bunker MOVED that the minutes be approved as presented. The motion was SECONDED by Commission Member Russell Jones. 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

STEPHEN & ALECIA RIDING: REQUEST FOR A ZONE CHANGE FROM COMMERCIAL DEVELOPMENT (CD) TO R4 (RESIDENTIAL) ON PROPERTY LOCATED AT 79 AND 93 NORTH 400 WEST

Chairman Taylor asked Stephen & Alecia Riding to address the Commission regarding a request for a zone change.

Mr. Riding said that they are requesting a zone change on property located at 79 and 93 North 400 West from Commercial Development (CD) to Residential (R4) in order to obtain financing to purchase a home at 79 North 400 West.

Mr. Riding said that the two properties are residences and will remain as such in the future and presented letters from the current property owners stating so. He said that the change would create a buffer zone between the commercial property to the south and the residential property to the north.

Zoning Officer Neil Forster stated that he was biased in this zone change request due to the fact that Alecia Riding is his daughter. However, his recommendation was as follows:

"These two properties are now and will be for many years to come used for residential purposes. In my opinion a change from CD to R-4 would provide the possibility of a Res-Commcl-mix and is a more desirable zone. For these reasons I would recommend approval of this change."

Following discussion of the requested zone change, Commission Member Gayle Bunker MOVED to recommend to the Delta City Council that they schedule a Public Hearing for the purpose of receiving public comment regarding a Zone Change from Commercial Development to Residential (R-4) on property located at 79 and 93 North 400 West as requested. 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.

ROBYN HOWELL: REQUEST FOR DEVELOPMENT PERMIT TO BUILD AN AUTO SERVICE CENTER ON PROPERTY LOCATED AT 298 NORTH HWY 6

Robyn Howell was not in attendance; however, Mr. Taylor asked Zoning Officer Neil Forster to review with the Planning Commission a Development Permit Review for a proposed auto service center at 298 North Highway 6.

Mr. Forster said that the Mrs. Howell's application for an auto service center met the absolute criteria for a Development Permit; however, the applicants score was 583, which was 20 points under the standard score of 603. He said that with additional information and further detail of the proposed project, the applicant's score would probably increase.

Following discussion, the Commission Members concurred with the proposed project but could not approve a Development Permit for Robyn Howell due to lack of information given to the Commission. Chairman Taylor asked Zoning Officer Neil Forster to contact Mrs. Howell for further information.

ZONING OFFICER NEIL FORSTER: PROPOSED ZONE CHANGE FROM COMMERCIAL DEVELOPMENT TO CENTRAL BUSINESS FROM 500 WEST TO 350 EAST ALONG MAIN STREET

Chairman Taylor asked Zoning Officer Neil Forster to discuss a proposed zone change from Commercial Development to Central Business from 500 West to 350 East along Main Street.

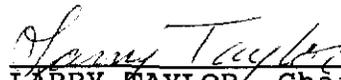
Mr. Forster said that presently the zoning along Main Street is Commercial Development and he feels that it should be changed to Central Business. Most businesses are established and centralized along Main Street and new businesses in that area under CB Zone if not permitted can be issued a Conditional Use Permit. New businesses in the Commercial Development Zones are required to obtain a Development Permit, which requires alot more work from the Zoning Officer.

The Planning Commission concurred with the proposed zone change. Mr. Forster will prepare legal descriptions of the area to present at the next Planning Commission Meeting.

OTHER BUSINESS

Commission Member Bunker asked the Planning Commission what they thought of annexing property surrounding Delta City into the City limits. Mr. Bunker explained that by annexing the City would have more control over future development. Mr. Bunker talked of an area large enough to annex the cheese plant.

Chairman Taylor asked if there were any comments or questions or items to be discussed. There being none, Commission Member Gayle Bunker 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 8:45 p.m.



LARRY TAYLOR, Chairman



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 10-06-93