

PLANNING AND ZONING COMMISSION MEETING  
APRIL 13, 1994

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Dale Roper	Commission Member
Pauline Warner	Commission Member
Sharlynn Goold	Commission Member
Rick Moultrie	Commission Member

ABSENT

Russell Jones	Commission Member
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OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
John Corbett	D & J Auto
Don Smith	D & J Auto

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 January 26, 1994, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Dale Roper MOVED that the minutes be approved as presented. The motion was SECONDED by 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.

BUSINESS

JOHN CORBETT/DON SMITH, D & J AUTO: ZONE CHANGE REQUEST FROM R4 TO CENTRAL BUSINESS (CB) ON PROPERTY LOCATED AT 30 WEST 50 NORTH

Chairman Taylor asked John Corbett & Don Smith, D & J Auto, to discuss a request for a zone change from R4 to Central Business (CB).

Don Smith said that they would like to expand their auto body shop to add a paint booth; however, in a R4 zone their business is an existing nonconforming use, and they are not allowed to expand a nonconforming use in that zone. He then requested that a zone change to CB be approved on property located at 30 West 50 North, Lots 1 & 2 described as follows:

Lot 1: Beginning at a point on the SW corner of Lot 8, Blk 60, Delta Townsite, Plat A, As Amended, thence N 127.5 feet, thence E 97.5 feet, thence S 127.5 feet, thence W 97.5 feet to point of beginning.

Lot 2: Beginning at a point on the SE corner of Lot 7, Blk 60, Delta Townsite, Plat A, As Amended, thence W 100 feet, thence N 100 feet, thence E 100 feet, thence S 100 feet to point of beginning.

Zoning Officer Neil Forster said that with a zone change to CB a Conditional Use Permit is required for their type of business. Discussion was held regarding the surrounding properties, then Mr. Forster recommended that the zone change be approved.

Following further discussion, Commission Member Gayle Bunker MOVED that the Planning Commission recommend to the City Council that a zone change from R4 to CB be approved on property located at 30 West 50 North, Lots 1 & 2. The motion was SECONDED by Commission Member Dale Roper. 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.

#### OTHER BUSINESS

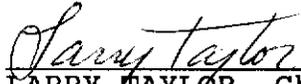
Commission Member Gayle Bunker recommended that Russell Greathouse's property that is located north of Sahara Motors be rezoned from A1 to Rural Residential (RR) as an area to allow for animals rather than rezoning properties that are located south of town.

Mr. Greathouse will be contacted to see if he is interested in rezoning his property.

Discussion was held regarding a proposed language change to the Delta City Subdivision Ordinance. This issue will be discussed at another meeting after the Planning Commission has reviewed the "Short Plat" Subdivision Ordinance.

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 8:40 p.m.

  
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LARRY TAYLOR, Chairman

  
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VIRGINIA TAYLOR  
Deputy City Recorder

MINUTES APPROVED: P&Z 5-11-94