

PLANNING AND ZONING COMMISSION MEETING
MAY 11, 1994

PRESENT

Gayle Bunker	Commission Member
Dale Roper	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Larry Taylor	Chairman
Sharlynn Goold	Commission Member
Virginia Taylor	Deputy City Recorder

OTHERS PRESENT

Rita Byrd	Public Works Secretary
Neil Forster	Zoning Officer
Phillip Sabey	The Dance Ranch
Deb Sabey	The Dance Ranch
Sheri L. Beeson	The Dance Ranch
Scott Beeson	The Dance Ranch
Robin Howell	The Dance Ranch

Vice Chairman Rick Moultrie called the meeting to order at 7:30 p.m. Rita Byrd, Public Works Secretary, acted as secretary. Mr. Moultrie 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 April 13, 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 Russell Jones. Mr. Moultrie asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

RUSSELL GREATHOUSE: ZONE CHANGE REQUEST FROM AGRICULTURAL (A1) TO RURAL RESIDENTIAL (RR) ON PROPERTY LOCATED NORTH OF DELTA ALONG HIGHWAY 6

Russell Greathouse was not in attendance; however, since Mr. Greathouse had made application for a zone change and paid the fee, the Planning Commission discussed Mr. Greathouse's request for a zone change.

Russell Greathouse has requested a zone change from Agricultural (A1) to Rural Residential (RR) on a portion of his property that is located north of the Cemetery Road along Highway 6.

Zoning Official Neil Forster feels that the proposed property would be ideal for a Rural Residential area with the already "Rural" things happening in the area i.e. feedlots, and homes with animals. Following a discussion regarding the property description, Mr. Forster offered to contact Mr. Greathouse to get a legal description of the area to be rezoned.

Following further discussion, Commission Member Gayle Bunker MOVED that a recommendation be made to the City Council to schedule a Public Hearing to consider a zone change request from Agricultural (A1) to Rural Residential (RR) on Russell Greathouse's property located north of Delta along Highway 6. The motion was SECONDED by Commission Member Dale Roper. Mr. Moultrie asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

PHILLIP & DEBRA SABEY, THE DANCE RANCH: CONDITIONAL USE PERMIT FOR A DANCE HALL AT APPROXIMATELY 250 EAST MAIN STREET

Mr. Moultrie asked Mr. & Mrs. Phillip Sabey to present their proposal for a dance hall to be located at approximately 250 East Main Street.

Mrs. Sabey told the Planning Commission of their plans to establish a non-smoking, non-drinking, family oriented dance club that will be open to the public. Mrs. Sabey outlined the schedule and told of precautions they have taken to prevent possible trouble areas.

Zoning Official Neil Forster inquired about providing adequate parking areas and explained that parking is his only concern regarding the dance club. Mr. Sabey said that there is approximately 75 feet of available parking space next to the building and to the east. They have also obtained permission from Kevin Styler, owner of the building, and Theodore Pope, TNT Cleaners, to use all of the area around their buildings for parking in the evenings.

Discussion was held regarding occupancy capacity based on square footage versus realistic occupancy for dancing. The general consensus was that adequate parking had been provided for.

Commission Member Dale Roper expressed a question regarding evacuation in case of fire. Mrs. Sabey explained that there are two doors that could be used for evacuation. The panic hardware needs to be repaired, but that is scheduled to be taken care of. Also, Mrs. Sabey stated that an alarm system has been hooked up to the phone with a smoke alarm attached to it.

Mr. Forster explained that if a Conditional Use Permit is granted, they would have to get a business license, which requires the Fire Chief's approval.

Mr. Moultrie expressed some concern about having a long-term agreement with Theodore Pope, T-N-T Cleaners. Copies of signed documents from Theodore Pope and Kevin Styler were given to Mr. Moultrie to file with their application.

Following further discussion, Commission Member Pauline Warner MOVED to approve a Conditional Use Permit for The Dance Ranch conditional to the copies of the agreements on the parking being filed with the application. The motion was SECONDED by Commission Member Dale Roper. Mr. Moultrie asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ROBIN HOWELL: DEVELOPMENT PERMIT

Mr. Moultrie asked Mrs. Robin Howell to present her request for a Development Permit to the Planning Commission.

Mrs. Howell explained that she would like to construct a building next to her store, Gifts Unlimited, to sell tires, glass, and to do wheel alignments and vehicle lubes.

Mr. Forster reminded the Planning Commission that he did an evaluation some time ago. At that time the Planning Commission was in favor of the concept; but due to lack of some information i.e. oil disposal, grading, sumps, etc, the evaluation score was very low. Mrs. Howell then presented a site plan that showed drainage, parking, etc.

Mr. Forster complimented Mrs. Howell on the site plan. He noted that parking appeared adequate and drainage was addressed. He also noted that the water and sewer lines were adequately sized for an expansion at the time Gifts Unlimited was constructed. Mr. Forster said that he would research culinary water requirements for the expansion. He then expressed some concern about inside wastewater and said that a sump would be required. Mrs. Howell agreed to install a sump.

Following further discussion, Commission Member Gayle Bunker MOVED to approve a Development Permit for Robin Howell for a glass, tire and lube business on Highway 6 subject to meeting the minimum requirements in the permit review for a Development Permit. The motion was SECONDED by Commission Member Russell Jones. Mr. Moultrie asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

COUNCIL MEMBER GAYLE BUNKER: ORDINANCE NO. 85-91 REGARDING "SHORT PLAT" SUBDIVISIONS

Lengthy discussion was held regarding requirements for improvements on parcels of land over five acres. Since these parcels don't fall under the Subdivision Ordinance, Commission Members wanted to make provisions as soon as possible to address the issues of drainage, prevention of landlocked areas and roads. Roads must be built to Delta City specifications by the property developer, then dedicated to Delta City with City Council's approval.

Council Member Bunker will contact Delta City Attorney, Richard Waddingham, to see if the issues of roads, public utility easements, etc., are covered by current ordinances.

Mr. Forster will do some research prior to the next meeting.

Council Member Gayle Bunker MOVED that a recommendation be made to the City Council that they accept the wording for amending the Subdivision Ordinance, but delete the last sentence dealing with five acres. The motion was SECONDED by Commission Member Russell Jones. Mr. Moultrie 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

Vice Chairman Moultrie asked if there were any comments or questions or items to be discussed. There being none, Commission Member Dale Roper MOVED to adjourn. The motion was SECONDED by Commission Member Gayle Bunker. Mr. Moultrie asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Moultrie declared the meeting adjourned at 8:41 p.m.



LARRY TAYLOR, Chairman



RITA BYRD
Public Works Secretary

MINUTES APPROVED: P&Z 7-27-94