

PLANNING AND ZONING COMMISSION MEETING
AUGUST 17, 1995

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Phil Sabey	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Virginia Taylor	Deputy City Recorder
Kathy Walker	Commission Member
Sharlynn Goold	Commission Member

OTHERS PRESENT

Neil Forster	Zoning Officer
Kirtt & Lisa Myers	Myers Subdivision
Gary Church	City Resident
Ken Lebbon	City Resident
Michelle Steele	City Resident
Bill & Shauna Nelson	City Residents
Darrell Lester	City Resident

Chairman Warner called the meeting to order at 7:30 p.m. Mrs. Warner stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, to the local 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 26, 1995, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Rick Moultrie MOVED that the minutes be approved as corrected. The motion was SECONDED by Phil Sabey. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

KIRTT & LISA MYERS: PRELIMINARY/FINAL PLAT-MYERS SUBDIVISION

Mrs. Warner asked Kirtt & Lisa Myers to present their plat for the Myers Subdivision.

Kirtt Myers presented and reviewed the Final Plat for the Myers' Subdivision. The plat map shows that the property line extends to the center of Locust Avenue. Mr. Forster said that Mr. Myers' portion of the street will need to be deeded to Delta City.

Following discussion, Commission Member Phil Sabey MOVED that the Final Plat for Myers' Subdivision be approved subject to the placement of a street light on the existing pole that fronts their property; and, if Mr. Myers' property line extends to the center of the street, then Myers' will be required to deed that portion of the street to Delta City. The motion was SECONDED by Commission Member Gayle Bunker. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

GARY CHURCH: REQUEST FOR A CONDITIONAL USE PERMIT ON PROPERTY LOCATED NORTH ON THOMAS ROAD

Mrs. Warner asked Gary Church to present his request for a Conditional Use Permit on his property.

Gary Church addressed the Planning Commission and explained that he recently purchased Nancy Conant's property that is located north on Thomas Road. Mr. Church talked about the background of the property and explained his plans for the property. He then requested a Conditional Use Permit in order to have more animals on the property than the ordinance allows in an A1 Zone.

Following discussion, Commission Member Gayle Bunker MOVED to approve a Conditional Use Permit to allow up to ten (10) animal units. Mr. Bunker further MOVED to impose the following conditions on Mr. Church's property:

- A. The space required around buildings and structures shall be kept free from refuse and debris.
- B. All areas in which animals are kept shall be completely surrounded by an adequate fence or other barrier sufficient to prevent the escape of any such animals.
- C. Peripheral fences may be erected on the property line.
- D. All barns, corrals, pens, coops or other areas in which animals are kept shall be kept in such conditions that no noxious odor is generated therefrom; that no such area becomes the breeding ground for insects or other pests; and that all other refuse shall be contained so as not to pollute any water or stream or constitute a public or private nuisance.

The motion was SECONDED by Commission Member Russell Jones. Mrs. Warner asked if there were any comments or questions regarding the

motion. There being none, she called for a vote. The motion passed unanimously.

KEN LEBBON: REQUEST FOR A ZONE CHANGE ON PROPERTY LOCATED AT 300 NORTH 350 EAST TO ALLOW FOR CONSTRUCTION OF MULTI-FAMILY RENTAL UNITS

Chairman Warner welcomed Ken Lebbon and asked him to present a zone change request on property located at 300 North 350 East.

Mr. Lebbon explained that he is requesting a zone change on property located at 300 North 350 East from Public-Quasi Public (PQP) to Residential (R-4) or possibly Residential Development (RD). Mr. Lebbon presented a drawing of plans for developing the property and constructing a senior citizen housing complex.

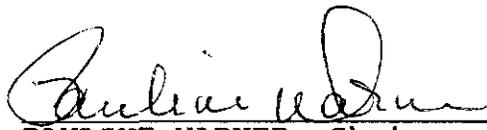
Several Pendray Estates Subdivision residents were in attendance and voiced their opposition to Mr. Lebbon's plans. They said that their main concern is the increased traffic that a housing complex would bring to their subdivision area. They said that 350 East Street is already too congested with all the traffic to and from the schools in that area and it would only be increased with more residents living on that block.

Lengthy discussion was held after which Commission Member Rick Moultrie MOVED to table discussion of this issue in order to allow more time for research and review of Mr. Lebbon's proposal. The motion was SECONDED by Commission Member Russell Jones. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

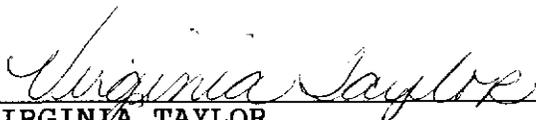
OTHER BUSINESS

Copies of a portion of the old Zoning Ordinance regarding zone classifications was distributed to the Commission Members for their study and review. This will be discussed further at the next regular City Council Meeting.

Chairman Warner 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. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously. Mrs. Warner declared the meeting adjourned at 9:00 p.m.



PAULINE WARNER, Chairperson



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 9-27-95