

PLANNING AND ZONING COMMISSION MEETING  
JANUARY 10, 1996

PRESENT

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

ABSENT

Virginia Taylor	Deputy City Recorder
Kathy Walker	Commission Member

OTHERS PRESENT

Neil Forster	Zoning Officer
Val Christofferson	Christofferson Mobile Homes
Ann Schmid	City Resident
Christopher Studdert	Great Basin Feed & Supply
Mark Losee	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 stations, 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 November 8, 1995, 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 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.

BUSINESS

VAL CHRISTOFFERSON, CHRISTOFFERSON MOBILE HOMES: CONDITIONAL USE PERMIT TO ESTABLISH A MOBILE HOME SALES BUSINESS IN A COMMERCIAL DEVELOPMENT ZONE LOCATED AT 448 NORTH HWY 6

Mrs. Warner welcomed Val Christofferson and asked him to present his request for a Conditional Use Permit.

Val Christofferson explained that he is requesting a Conditional Use Permit in order to establish a manufactured home sales business on a five acre piece of property in a Commercial Development Zone located at 448 North Highway 6.

Following discussion, Commission Member Gayle Bunker MOVED to a grant Val Christofferson a Conditional Use Permit with the following conditions:

1. No manufactured home may be used as a residence on the sales lot property.
2. Any storage items such as axles, trailer tongues, etc. are to be stored out of sight.

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, he called for a vote. The motion passed unanimously.

CHRISTOPHER STUDDERT, GREAT BASIN FEED AND SUPPLY: CONDITIONAL USE PERMIT TO ESTABLISH A BUSINESS IN A CENTRAL BUSINESS ZONE LOCATED AT 251 EAST MAIN

Mrs. Warner welcomed Christopher Studdert, Great Basin Feed & Supply, and asked him to present his request for a Conditional Use Permit.

Christopher Studdert explained that he is requesting a Conditional Use Permit in order to establish an animal feed and supply business in a Central Business Zone located at 251 East Main.

Following discussion, Commission Member Gayle Bunker MOVED to a grant Christopher Studdert a Conditional Use Permit with the following condition:

1. All feed is to be bagged and/or packaged prior to being brought to that location.

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, he called for a vote. The motion passed unanimously.

ANN SCHMID: SINGLE LOT SUBDIVISION

Mrs. Warner asked Ann Schmid, City Resident, to discuss a single lot subdivision.

Ann Schmid presented a plat for a single lot subdivision located at 100 East 3\_\_ North.

Following discussion, Commission Member Gayle Bunker MOVED to recommend the Schmid Single Lot Subdivision to the City Council with the condition that it be required that they sign an improved lot agreement. 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.

OTHER BUSINESS

Mark Losee was in attendance and presented a zone change application for a zone change. Mr. Losee requested that a zone change from Commercial Development (CD) to Residential (R-4) be approved on property located on the corner of 100 North 300 West. The property is described as follows:

Beginning at a point on the Northeast corner of Lot 8, Blk 57, Delta Townsite Plat A, thence S 127.75'; thence W 123.75'; thence N 127.75'; thence E 123.75' to the point of beginning.

This zone change has been requested in order to construct a home on the above lot.

The Planning Commission determined that the zone requested is contiguous with the Residential (R-4) Zone that is located directly east of their lot. However, it is also located next to Commercial Development on the west, which could allow for a commercial business to locate next to their property.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that a Public Hearing be scheduled for the purpose of receiving public comment regarding the above zone change request. The motion was SECONDED by Commission Member 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.

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The next meeting was scheduled for Tuesday, February 13, 1996 at 7:30 p.m.

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 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. Mrs. Warner declared the meeting adjourned at 9:00 p.m.

  
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PAULINE WARNER, Chairperson

  
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DOROTHY JEFFERY  
City Recorder

MINUTES APPROVED: P&Z 02-13-96