

PLANNING AND ZONING COMMISSION MEETING
MARCH 13, 1996

PRESENT

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

ABSENT

Pauline Warner	Chairperson
Kathy Walker	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy Recorder
Neil Forster	Zoning Officer
Dan Sperry	County Resident
William Rawlinson	General Contractor

In view of Chairman Warner's absence, Vice Chairman Rick Moultrie called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mr. Moultrie 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 February 13, 1996, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Commission Member Phil Sabey MOVED that the minutes be approved as presented. 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.

BUSINESS

COUNCIL MEMBER GAYLE BUNKER: RECOMMENDATION TO CITY COUNCIL FOR ZONING ON NORTH DELTA ANNEXATION PROPERTY

Mr. Moultrie asked Council Member Gayle Bunker to discuss proposed zoning for North Delta Annexation properties.

Council Member Gayle Bunker first declared a conflict of interest with the North Delta Annexation because he is a property owner in the proposed annexation area. He said that there is a letter on file with the City Recorder stating his conflict of interest.

Mr. Bunker then presented a map and discussed recommended zoning districts for the proposed annexation area.

Dan Sperry, owner of property within the proposed annexation area, was in attendance and expressed his concerns. The proposed zoning for Dan Sperry's property is Rural Residential (RR). Mr. Sperry is currently raising ostrich on his property, and he has requested that he be allowed to continue to do what he wants with his property as long as he lives there. And, if he sells the property, then that right to do as desired with the property shall be transferred to the new owner.

Even though Dan Sperry's property will be zoned Rural Residential, which will allow animals, Commission Member Gayle Bunker recommended that a Conditional Use Permit be granted to Dan Sperry that will allow him to continue having animals and will allow him to do what he wants with his property as long as he lives there. Also, if at any time he discontinues with his animals for any period of time and wants to start up again, then he will be allowed to do as he had been doing in the past.

Zoning Officer Neil Forster advised the Planning Commission to check into the legality of transferring Conditional Use Permits.

Following discussion, Commission Member Phil Sabey MOVED that the Planning Commission recommend to the City Council that the zoning for the North Delta Annexation, as detailed on the proposed map, be adopted. 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

Commission Member Gayle Bunker requested to be on the next agenda to present a plat for his 6-lot subdivision north of the Pendray Subdivision.

Vice-Chairman Moultrie asked if there were any comments or questions or items to be discussed. There being none, Commission Member Russell Jones 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 8:45 p.m.


RICK MOULTRIE
Vice-Chairman


DOROTHY JEFFERY
City Recorder

MINUTES APPROVED: P&Z 05-08-96