

PLANNING & ZONING COMMISSION
NOVEMBER 13, 1996

PRESENT

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

ABSENT

Sharlyn Goold	Commission Member
Russell Jones	Commission Member
Kathy Walker	Commission Member
Neil Forster	Zoning Officer

OTHERS PRESENT

Karen Johnson	Secretary
Patty Solt	Proposed Business Owner
Dave Solt	Proposed Business Owner
Cuman Cropper	

Chairman Warner called the meeting to order at 7:45 p.m. Mrs. Warner stated that notice of the meeting time, place, and agenda was mailed to the Millard County Chronicle/Progress, to KNAK Radio station, and to each member of the Planning & Zoning Commission two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Meeting held October 24, 1996 were presented for 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 Phil Sabey. Mrs. Warner asked if there were any questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

PATTY SOLT: ZONE CHANGE FROM POP TO R-2 FOR PROPERTY LOCATED AT 350 EAST 300 NORTH.

Patty Solt stated that she has made an offer to purchase the property located at 350 East 300 North, but has not received an answer to her offer. She noted that she cannot formally request a zone change until she owns the property but is requesting information as to what zoning would be required to open a day care center on the property and what would be required in order to obtain a zone change. Unless the zone is changed, the property will be of no use to Ms. Solt.

Commission Member Sabey noted that the property to the East is zoned R-1 and the property to the North is zoned R-2 and that the R-2 zone will allow a privately operated day care center as a conditional use. Ms. Solt advised the Commission that she would like to have the remaining property in the block zoned R-1. The Commission discussed the possibility of zoning the property where the Baptist Church is located as R-2 and zoning the remainder of the block as R-1. Ms. Solt explained that she would like to have the entire North end of the block, from the Church to the street on the West, zoned as R-2. The Commission advised Ms. Solt that when there was a request to rezone to R-4, there was considerable opposition, but they felt that a change to R-1 and/or R-2 would probably be acceptable to residents in the area.

Ms. Solt then asked what procedure should be followed to obtain the zone change and the conditional use permit. The Commission advised Ms. Solt of the zone change and conditional use procedures and the approximate time frame involved.

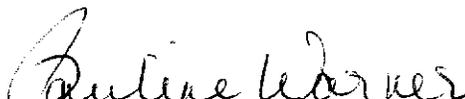
CHAIRPERSON PAULINE WARNER: FUTURE LAND USE MAP.

Mrs. Warner advised the Commission that Zoning Officer Neil Forster had the additional information necessary to discuss the Future Land Use Map and, in his absence, there is not a lot that can be discussed. Commission Member Phil Sabey MOVED that, due to not having sufficient information to discuss the Future Land Use Map, the item be tabled until a later date. The motion was SECONDED by Commission Member Rick Moultrie. Mrs. Warner asked if there were any questions or comments regarding the motion. There being none, she called for a vote. The motion passed unanimously.

OTHER BUSINESS

Commission Member Gayle Bunker asked Commission Members for their opinion on the possibility of rezoning a small parcel of property just North of Pendray Estates and constructing duplexes in that area. There has been some discussion regarding lack of rental units on the North side of Delta. Commission Member Bunker has not decided that this is what he wants to do, but requested that Commission Members think about this possibility.

Chairperson Warner asked if there were any other comments, questions, or items to be discussed. There being none, Commission Member Gayle Bunker MOVED to adjourn the meeting. 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. Mrs. Warner declared the meeting was adjourned at 8:15 p.m.



PAULINE WARNER, Chairperson



KAREN JOHNSON, Secretary

MINUTES APPROVED: P&Z 01-08-97