

PLANNING & ZONING COMMISSION
JANUARY 8, 1997

PRESENT

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

ABSENT

Sharlynn Goold	Commission Member
Kathy Walker	Commission Member

OTHERS PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Mike Barney	Contractor- Topaz Condominiums
Russell Greathouse	Proposed Business Owner
Cindy Greathouse	Proposed Business Owner
Andrea Bulloch	Real Estate Agent
Val Christofferson	City Resident

Chairman Warner called the meeting to order at 7:30 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 at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held November 13, 1996 were presented for approval. The Commission reviewed the minutes briefly, after which Commission Member Gayle Bunker MOVED that the minutes of the November 13, 1996 meeting be approval as presented. The motion was SECONDED by Commission Member Rick Moultrie. Mrs. Warner asked if there were any questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

GRANT NIELSON/MIKE BARNEY: REQUEST FOR PLANNED UNIT DEVELOPMENT PERMIT - TOPAZ CONDOMINIUMS

Mike Barney advised the Commission that he and Mr. Nielson got the permit and built the first unit of condominiums. It came to their attention, when attempting to sell the condominiums in the first unit, that the project should have been presented as a Planned Unit Development. They are now coming before the Commission to request approval for the entire project as a Planned Unit Development. Mr. Barney provided Commission Members with a written project description. This is the only requirement of the Planned Unit Development which was not submitted with the original request. There was some discussion regarding the relocation of sewer lines if Units 3 and 4 are constructed, which Zoning Officer Neil Forster advised the Commission has been a commitment since the initial discussion regarding construction of the condominiums and has not changed.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that they set a date for a Public Hearing regarding issuance of a Planned Unit Development Permit for Topaz Condominiums, subject to the original conditions stated in the minutes of the Planning & Zoning Commission Meeting held September 27, 1995; i.e., "14 total units subject to the location of the water and sewer lines (if water and sewer lines are not moved, only 12 or 13 units will be built), and if the easements on the north side have not been recorded, that they be recorded, and that there be curb and gutter around the perimeter to the south side of the property and to the west side of the property with a five foot sidewalk. Also, that there be two street lights installed on the corner of 400 East and Topaz and in the vicinity of the east driveway and that those lights become part of the City's street lighting system once they are installed." The motion was SECONDED by Commission Member Russell Jones. Mrs. Warner asked if there were any questions or comments regarding the motion. Commission Member Phil Sabey noted that the plans submitted show four foot sidewalks. Mr. Barney stated that the sidewalks currently installed are five foot sidewalks and any future sidewalks would be five foot sidewalks. Chairman Warner asked if there were any additional questions or comments regarding the motion. There being none, she called for a vote. The motion passed unanimously.

RUSSELL GREATHOUSE: REQUEST FOR ZONE CHANGE AT 300 NORTH 350 EAST.

Russell Greathouse advised the Planning Commission that he and his wife, Cindy, have made an offer to purchase the property located at 300 North 350 East and the offer has been accepted. The property currently has a church building which is not being used. The Greathouses would like to convert the church into a reception center for wedding receptions, company parties, etc., including facilities for outdoor receptions. The balance of the property would be subdivided into lots for single family residences and sold. The property is currently owned by the Southern Baptist Church and they would like to get the zoning changed so the church building can be sold and used for other purposes. When the Greathouses met with Zoning Officer Forster, they determined that the zone best suited for their intentions would be R-4. The Commission engaged in lengthy discussion regarding the proper zoning for the church area. It was determined that the

church area should be zoned separately from the balance of the property. It was the feeling of the Commission that the zoning should be changed to allow use of the church building, the only question being which zone would be appropriate. Council Member Gayle Bunker felt that the process should be started to change the zoning to R-4 for the north end and R-1B for the south end of the lot and, if information is received which would allow the business to be operated under the P/QP zone, the application to change to R-4 could be dropped and the request for R-1-B could continue through the process.

Following discussion, Council Member Gayle Bunker MOVED to recommend that the Delta City Council set a Public Hearing for the purpose of change the zoning of the north portion of the property located at 300 North 350 East from P/QP to R-4 and the south portion of the same property, approximately 200 feet, from P/QP to R-1-B, subject to the applicants supplying property description of the property to be zoned R-4 and the property to be zoned R-1-B, and a plat of the property showing the areas involved and the boundaries of the two zones. The motion was SECONDED by Commission Member Russell Jones. Chairman Warner asked if there were any questions or comments regarding the motions. There being none, she called for a vote. The motion passed unanimously.

Following the vote, Commission Member Rick Moultrie requested that he go on record that he feels he has some conflict of interest in this matter, inasmuch as his business (wedding photographer) could be impacted by this type of facility, and he is anxious to see this type of facility come in. However, he would like his vote to stand.

VAL CHRISTOFFERSON: PRELIMINARY/FINAL PLAT FOR SINGLE LOT SUBDIVISION AT 200 SOUTH CENTER.

Val Christofferson advised the Commission that a home is currently in progress on the east side of the lot and he would like to divide the one lot into two lots. The zoning is R-D (Residential Development). The plan for the second lot would be for another single family residence. The Commission discussed the improvements such as lighting, curb and gutter, and sidewalks. It was noted that there is an existing sidewalk on the east side only and there is no curb and gutter. Council Member Bunker stated that the policy has been to require sidewalks be installed. Zoning Officer Forster advised the Commission that the storm drainage is to the corner of Center Street. Curb and gutter could be installed, however, the street is not currently paved to the curb, which would make curb and gutter non-functional. Zoning Officer Forster reminded the Commission that this property is located in the old Delta Townsite and does qualify for the short plat, meaning that if the Commission sees fit, the property owner could sign the improved lot agreement and complete curb and gutter when the other residents in the area do curb and gutter. It was felt that the sidewalk, on the north side of the property (200 South) should go in now, but the curb and gutter can wait until the street paving is completed to the curb. There was discussion as to whether the improved lot agreement requires payment by the property owner for the improvements, including paving. Zoning Officer Forster advised the Commission that in the few cases where the property owner has been required to install the improvements, the improvements, except for paving, were paid by the property owner. Commission Member Sabey asked Zoning

Officer Forster if street lighting is currently in place. Zoning Officer Forster advised the Commission that there is street lighting on the corner of Center Street and 200 South.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that they set a date for Public Hearing regarding approval of a single lot subdivision of the North one-half of Lot 4, Block 29, subject to the condition that a five foot sidewalk be installed along the north side of the subdivision (along 200 South street) and that the improved lot agreement be signed for the additional improvements to the property. The motion was SECONDED by Commission Member Phil Sabey. Chairman 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

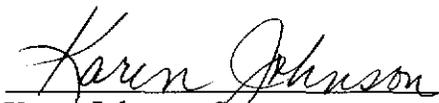
Zoning Officer Forster advised the Commission Members that he is aware of a request which should be coming in shortly for a Conditional Use Permit in the Industrial Development zone to do a feed and commodity storage facility for the people operating the feed store on East Main. They may also be requesting a special meeting to discuss the request.

Chairman Warner reminded the Commission Members of the need to work on the Future Land Use Map. She asked Zoning Officer Forster if he had access to maps which would show the area immediately adjacent to the existing city boundaries for the members to make notes as to what is currently in those areas and possible future use. The area to be included would be ½ mile south of the "Old Town", and ½ mile from the existing city boundaries on the West, North and East sides of town. Zoning Officer Forster will obtain maps for the Commission Members to begin discussion on the Future Land Use Map.

Chairman 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. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously. Chairman Warner declared the meeting adjourned at 8:45 p.m.



PAULINE WARNER, Chairperson



Karen Johnson, Secretary

MINUTES APPROVED: P&Z 02-12-97