

PLANNING & ZONING COMMISSION

April 9, 1997

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Sharlynn Goold	Commission Member
Russell Jones	Commission Member
Kathy Walker	Commission Member

ABSENT

Rick Moultrie	Commission Member
Phil Sabey	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Gary Church	Millard County Building Inspector

Chairman Warner called the meeting to order at 7:30 p.m. Karen Johnson, Delta City employee, acted as secretary. 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 February 12, 1997 were presented for approval. The Commission reviewed the minutes. Commission Member Gayle Bunker requested that an addition be made on Page 4, at the end of the Barlow Briggs Potato Chip Factory discussion, noting that no action had been taken on the matter due to the fact that Mr. Briggs was not in attendance and had made no formal application for zone change. Following the discussion, Council Member Gayle Bunker MOVED that the minutes of the February 12, 1997 Planning & Zoning Commission meeting be approved as corrected above. The motion was SECONDED by Commission Member Russell Jones. Chairman Warner asked if there were any questions or comments regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

MILLARD COUNTY: REQUEST FOR ZONE CHANGE FROM R-4 TO C-D FOR PROPERTY LOCATED AT 61 SOUTH 200 WEST AND 71 SOUTH 200 WEST.

Millard County was represented by Gary Church, Millard County Building Inspector. Mr. Church advised the Commission that Millard County is requesting the zone change in order to construct a new county office building on the property where the current office building is located. The County anticipates constructing the new building directly south of the existing building. The request for change to commercial zoning is to allow construction of the new building while still occupying the existing building. After construction, the existing building will be demolished and the area will be used for parking. The new building will be 54 feet wide by 80 feet long and needs to be situated approximately 8 to 10 feet back from 100 South in order to allow room to build the new building while utilizing the existing building. The building would be set back 25 feet from 200 West and will line up with the ambulance shed and the existing building. Chairman Warner expressed concern regarding the "Yield" signs on the east and west sides of the intersection at 100 South and 200 West. With the placing of the new building closer to 100 South and the ambulance shed being in the same area, she felt that the signs should be changed to "Stop" signs. Zoning Officer Neil Forster stated that the change of signs would be a City Council decision and advised the Commission that they could require the change as a condition of the zone change when making their recommendation to the City Council.

Zoning Officer Forster asked Mr. Church if the County had contacted Utah Power & Light, owner of the remainder of the one-half block, to solicit their support for a zone change of the entire one-half block. Mr. Church stated that he is not aware of any contact being made with Utah Power & Light and presumes that it had not been done due to the County's time frame in getting approval of the zone change in order to get the building started. Commission Member Gayle Bunker stated that he would strongly recommend that the entire one-half block be rezoned, even if it needs to be done in two sections; that is, recommending approval of the zone change of this property now, with the intent of rezoning the balance of the one-half block at a later date. Zoning Officer Neil Forster advised the Commission that they should probably act on the application before them at this time and have the Zoning Officer recommend to the City Council that the balance of the one-half block be changed.

Following lengthy discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that they hold a Public Hearing on the application for zone change for Millard County requesting that zoning be changed from Multiple Family Residential (R-4) to Commercial Development (C-D) on property located at 61 South 200 West and 71 South 200 West, with the condition that the two "Yield" signs at the intersection of 100 South and 200 West be changed to "Stop" signs; and also recommend to the City Council that a Public Hearing be held regarding rezoning of the property owned by Utah Power & Light, being the balance of property in the one-half block, from Multiple Family Residential (R-4) to Commercial Development (C-D). The motion was SECONDED by Commission Member Russell Jones. 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.

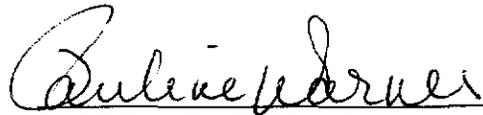
MILLARD COUNTY: REQUEST FOR ZONE CHANGE FROM RESIDENTIAL DEVELOPMENT (R-D) TO PUBLIC/QUASI-PUBLIC (P/QP).

The Commission reviewed the application for zone change from Millard County for property located at 840 East Bristlecone Lane, and the adjacent property to the East, which is owned by Millard County, from Residential Development (R-D) to Public/Quasi-Public (P/QP). Commission Members felt that the property should be changed to P/QP. Zoning Officer Neil Forster recommended that the Commission approve the zone change.

Following brief discussion, Commission Member Russell Jones MOVED to recommend to the City Council that they hold a Public Hearing on the application for zone change from Millard County requesting that zoning be changed from Residential Development (R-D) to Public/Quasi-Public (P/QP) on property located at 840 East Bristlecone Lane and adjacent property to the East. The motion was SECONDED by Commission Member Sharlynn Goold. 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 asked Zoning Officer Forster if he had obtained maps from Millard County to be used in preparing a new Future Land Use Map. Zoning Officer Forster told Chairman Warner that he had not obtained the maps, but will do so before the next Planning & Zoning Commission meeting.

Chairman Warner asked if there were any other items of business to be discussed. There being none, Commission Member Gayle Bunker MOVED to adjourn. The motion was SECONDED by Commission Member Kathy Walker. 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 8:00 p.m.



PAULINE WARNER, Chairman



Karen Johnson, Secretary

MINUTES APPROVED: P&Z 05-14-97