

PLANNING & ZONING COMMISSION
JULY 9, 1997

PRESENT

Russell Jones
Gayle Bunker
Garry Christensen
Phil Sabey

Vice Chairman
Commission Member
Commission Member
Commission Member

ABSENT

Pauline Warner
Dan Sperry
Kathy Walker
Neil Forster

Chairman
Commission Member
Commission Member
Zoning Office

OTHERS PRESENT

Alan Riding
Karen Johnson
Thomas E. Chandler
Russell Greathouse

Asst. Zoning Officer
Secretary
City Resident
Property Owner

Vice Chairman Russell Jones called the meeting to order at 7:30 p.m. Mr. Jones stated that notice of the meeting time, place, and agenda was mailed to the Millard County Chronicle/Progress, to KNAK Radio Station, and was delivered to each member of the Planning & Zoning Commission, by personal delivery, at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission meeting held June 11, 1997 were presented for approval. The Commission reviewed the minutes briefly, after which Commission Member Gayle Bunker MOVED to approve the minutes of the June 11, 1997 Planning & Zoning Commission meeting, as presented. The motion was SECONDED by Commission Member Garry Christensen. Vice Chairman Jones asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

THOMAS E. CHANDLER, D.M.D./RUSSELL GREATHOUSE: REQUEST FOR ZONE CHANGE FROM R-1-B (SINGLE FAMILY RESIDENTIAL) TO R-4 (MULTI-FAMILY RESIDENTIAL).

Thomas E. Chandler, D.M.D. and Russell Greathouse approached the Commission with a drawing of the area on which they are requesting a zone change from R-1-B (Single Family Residential) to R-4 (Multi-Family Residential). The area included in the zone change consists of a parcel 82½ feet by 100 feet which is located on 350 East directly south of the existing wedding chapel/reception center. Dr. Chandler proposes to construct a new dental office on the property. Russell Greathouse suggested that the parcel lying directly east of the proposed dental office property also be zoned R-4 in order to be used by the wedding chapel/reception center, inasmuch as it is landlocked and would not be useful except as an extension of the wedding chapel/reception center property.

Commission Member Gayle Bunker stated that he would not be in favor of any further rezoning on the balance of the property in the block, at any time. Commission Member Phil Sabey expressed concern regarding further commercial development in that area, if the dental office is approved.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that a public hearing be set for the purpose of receiving public comment regarding a proposed zone change from R-1-B (Single Family Residential) to R-4 (Multi-Family Residential) on two parcels of property as follows:

- Parcel 1: 82½ feet by 100 feet, with a condition that it be used only as a dental office
- Parcel 2: 82½ feet by 147½ feet with a condition that it be used only by the wedding chapel/reception center.

The motion was SECONDED by Commission Member Garry Christensen. Vice Chairman Russell Jones asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The voting was as follows:

Ayes: Commission Member Gayle Bunker
Commission Member Garry Christensen
Vice Chairman Russell Jones

No: Commission Member Phil Sabey

The motion passed 3-1.

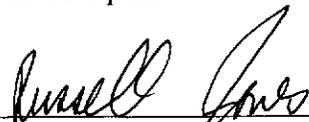
PAULINE WARNER, CHAIRPERSON: ASSIGNMENT OF ZONING DISTRICT FOR DRAFT ORDINANCE PERTAINING TO SEXUALLY ORIENTED BUSINESSES.

Discussion was held regarding the zone to be assigned to sexually oriented businesses and distance restrictions from other like businesses, businesses licensed for the sale of alcohol, schools, churches and residences. It was suggested that the Millard County Planning & Zoning Commission be contacted and urged to implement the same restrictions within their jurisdiction.

Following the discussion, Commission Member Phil Sabey MOVED to assign sexually oriented businesses as a Conditional Use in the Industrial Development Zone and to restrict sexually oriented businesses from locating within 1,000 feet of like businesses and businesses licensed for the sale of alcohol, and also restrict locating within 1,000 feet of schools, churches, and residences. The motion was SECONDED by Commission Member Garry Christensen. Vice Chairman Russell Jones asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Vice Chairman Russell Jones asked if there were any other comments or other business to be discussed. There being none, Commission Member Gayle Bunker MOVED to adjourn. The motion was SECONDED by Commission Member Phil Sabey. Vice Chairman Jones asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Vice Chairman Jones declared the meeting adjourned at 8:30 p.m.



RUSSELL JONES, Vice Chairman



Karen Johnson, Secretary

MINUTES APPROVED: P&Z 08-13-97