

PLANNING & ZONING COMMISSION
FEBRUARY 11, 1998

PRESENT

Pauline Warner	Chairman
Gayle Bunker	Commission Member
Garry Christensen	Commission Member
Russell Jones	Commission Member
Phil Sabey	Commission Member
Dan Sperry	Commission Member

ABSENT

Mike Rose	Commission Member
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ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Carl Anderson	City Resident
Stephen & Jane Ann Draper	Diamond "D" Motor Inn
Norman Mincer	Living Word Fellowship Church
Jan Pace	Living Word Fellowship Church

Chairman Pauline Warner called the meeting to order at 7:30 p.m. Chairman Warner stated that notice of the meeting time, place, and agenda was posted at the City Building, located at 76 North 200 West, and was mailed, postage prepaid, to the Millard County Chronicle/Progress and to KNAK Radio, and was delivered, by personal delivery, 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 January 7, 1998 were presented for consideration and approval. The Commission reviewed the minutes briefly, after which Commission Member Russell Jones MOVED to approve the minutes, as presented. The motion was SECONDED by Commission Member Garry Christensen. 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.

BUSINESS

CARL ANDERSON: SINGLE LOT SUBDIVISION AT APPROXIMATELY 437 NORTH 200 WEST

Mr. Anderson told the Commission that he would like to subdivide his property at 437 North 200 West into two parcels, one being 80.0' by 123.75' and the other being 91.4' by 123.7'. Zoning Officer Forster advised the Commission that Mr. Anderson had purchased the property as a single lot and has refurbished the home which is on the front part of the property. He would now like to subdivide the property and have two lots. There is no storm drain or curb and gutter at present. Zoning Officer Forster encouraged the Commission to require signing of an Improved Lot Agreement for future improvements.

Following discussion, Commission Member Phil Sabey MOVED to recommend to the City Council that Mr. Anderson's single lot subdivision be approved with the condition that an Improved Lot Agreement be signed for future improvements in the area. The motion was SECONDED by Commission Member Dan Sperry. 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.

STEPHEN B. DRAPER: CONDITIONAL USE PERMIT FOR SENIOR LIVING SERVICE AND BED & BREAKFAST AT 234 WEST MAIN

Mr. Draper distributed copies of the proposed facility to be provided at the location where they are currently operating a motel. He explained the construction changes to be made and the services to be provided, including meals, housekeeping service, transportation, medication assistance and a recreation program. In addition, they would provide a Bed & Breakfast in the old hotel building for use by family members visiting residents, or other guests.

Following discussion, Commission Member Russell Jones MOVED to approve a Conditional Use Permit for a Senior Living Service and Bed & Breakfast at 234 West Main. The motion was SECONDED by Commission Member Gayle Bunker. 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.

JAN PACE, LIVING WORD FELLOWSHIP CHURCH: CONDITIONAL USE PERMIT FOR CONSTRUCTION OF A CHURCH AT APPROXIMATELY 390 SOUTH 200 WEST

Mr. Pace told the Commission that the parcel of property on the corner of 400 South and 200 West was donated to the Living Word Fellowship Church. They are currently renting space for their meetings, so they would like to construct a church on the property which has been donated to them. Mr. Norman Mincer advised the Commission that the lot is 90' by 165' and they would like to construct a permanent type building, probably cinderblock construction, which would be about 50' by 100'. Commission Member Phil Sabey stated that the Delta City Zoning Ordinance requires that a church be constructed at least 40' from all property lines.

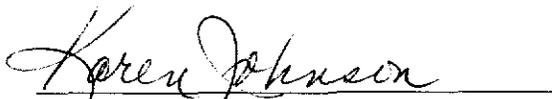
It was determined that prior to issuing a Conditional Use Permit, the Living Word Fellowship Church needs to determine the type and size of building they plan to construct and provide a plot plan, then apply for a building permit. At that point, Zoning Officer Forster will deny the building permit based on improper set backs from property lines and application can be made to appear before the Board of Adjustments to request a variance of the set back requirements. If the Board of Adjustments grants the variance, then the applicant can come before the Planning & Zoning Commission to obtain a Conditional Use Permit for construction of a church in the R-2 zone.

Following discussion, Commission Member Gayle Bunker MOVED to deny the request for a Conditional Use Permit for construction of a church, by the Living Word Fellowship Church, based on the fact that the Delta City Zoning Ordinance does not allow the building to be constructed on that particular property with the existing set back requirements. 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.

Chairman Warner asked if there were any other comments, questions, or items to be discussed. There being none, Commission Member Russell Jones MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Garry Christensen. 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 8:15 p.m.


PAULINE WARNER, Chairman


Karen Johnson, Secretary

MINUTES APPROVED: P&Z 05-13-98