

PLANNING & ZONING COMMISSION
AUGUST 12, 1998

PRESENT

Gayle Bunker	Commission Member
Garry Christensen	Commission Member
Russell Jones	Commission Member
Dan Sperry	Commission Member

ABSENT

Pauline Warner	Chairperson
Phil Sabey	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Paul Morris	Son of Lamell Morris, City Resident
Natalie Morris	Daughter of Paul Morris
Jim Morris	Son of Lamell Morris
JoAnn Ross	Daughter of Lamell Morris

In the absence of Chairperson Pauline Warner, Vice-Chairman Russell Jones called the meeting to order at 7:30 p.m. Vice-Chairman Jones 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 to the Millard County Chronicle/Progress, to KNAK Radio, and delivered 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 July 8, 1998 were presented for consideration and approval. Commission Member Bunker requested that a correction be made on Page 3, paragraph 2 as follows: remove the phrase "entered into an agreement" and replace it with "talked". The sentence then would read "Mr. and Mrs. Draper have talked with Mr. Glen Jeffery, owner of a large parking area across 50 North from the motel, for additional parking in his lot."

Following discussion, Commission Member Gayle Bunker MOVED to approve the minutes of the July 8, 1998 meeting of the Planning & Zoning Commission, as corrected. 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

PAUL MORRIS, REPRESENTING LAMELL MORRIS: REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 311 SOUTH CENTER STREET

Paul Morris approached the Commission on behalf of his father, Lamell Morris. Paul Morris explained that his father would like to create a single lot subdivision on the property where his home is located, in order to have the option of selling either the home or the balance of the property independently. Mr. Morris owns the Northwest quarter of Block 17.

Inasmuch as Mr. Morris is retired and on a fixed income, his family would like to know what expenses would be incurred in the event the remainder of the property is sold to someone for further development. Commission Member Gayle Bunker advised the Morris family that approval of a subdivision would require, at the minimum, signing an Offsite Improvement Agreement to guaranty participation in any future improvements such as curb, gutter, and sidewalks. If this single lot subdivision is approved, Delta City's policy requires construction of sidewalk, curb, gutter, and other off site improvements, unless the Planning & Zoning Commission and the City Council were to waive any of the requirements to be constructed at this time.

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 the proposed single lot subdivision at 311 South Center Street (Morris One Lot Subdivision), and recommend approval of the single lot subdivision, that the requirement for curb, gutter and sidewalk be waived at this time, with the condition that an Offsite Improvement Agreement be signed and that, when the remainder of the property is developed, a decision be made as to the requirement for sidewalk on the north side of the property. The motion was SECONDED by Commission Member Dan Sperry. 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.

Commission Member Gayle Bunker MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dan Sperry. 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 8:15 p.m.

RUSSELL JONES, Vice-Chairman

Karen Johnson, Secretary

MINUTES APPROVED: P&Z 09-30-98