

PLANNING & ZONING COMMISSION
JANUARY 13, 1999

PRESENT

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| Pauline Warner | Chairperson |
| Gayle Bunker | Commission Member |
| Alan Burraston | Commission Member |
| Garry Christensen | Commission Member |
| Joyce Moody | Commission Member |
| Phil Sabey | Commission Member |

ABSENT

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| Dan Sperry | Commission Member |
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ALSO PRESENT

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| Neil Forster | Zoning Officer |
| Karen Johnson | Secretary |
| Mitchell Myers | City Resident |
| Norman & Kathy Mincer | Full Gospel Fellowship Church |
| David Harman | Century 21 Harman Real Estate |
| David Harman, Jr. | Century 21 Harman Real Estate |
| Jeff Harman | Century 21 Harman Real Estate |
| Scott Harman | Century 21 Harman Real Estate |
| Zane Pentz | Sunrise Engineering |
| Rod & Charlene Olcott | Century 21 Harman Real Estate |
| Mr. & Mrs. Mike Pace | City Residents |
| Sandy Lister | City Resident |

Chairperson 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 to the Millard County Chronicle/Progress, to KNAK Radio, and to each member of the Planning & Zoning Commission, postage prepaid, at least two days prior to the meeting.

Chairman Warner noted that there are two new members of Planning & Zoning Commission; Alan Burraston is replacing Russell Jones and Joyce Moody is replacing Mike Rose.

MINUTES

The proposed minutes of a Planning & Zoning Commission meeting held September 30, 1998 were presented for consideration and approval. Commission Member Gayle Bunker requested that a correction be made to the motion on Page 2, regarding the conditional use permit requested by George and Mike Van de Vanter. Commission Member Bunker requested that an addition be made on line 3, following "on property located at approximately 300 East 50 North" to read: "and that the home property will not be separated from the motel property." Following discussion, Commission Member Phil Sabey MOVED to approve the minutes of the September 30, 1998 Planning & Zoning Commission meeting, as corrected. 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.

DAVE HARMAN: CONDITIONAL USE PERMIT FOR PROPOSED SUPER 8 MOTEL AT APPROXIMATELY 505 EAST MAIN STREET

David Harman presented additional drawings of the proposed Super 8 motel, explaining that the facility will consist of three floors, will provide 64 rooms, including a lobby with fireplace and continental breakfast room, enclosed pool/Jacuzzi/weight room, conference/reception room, 8-10 suites with kitchenettes, rooms for hearing impaired/physically handicapped patrons, and Jacuzzis in 2-3 rooms. The pricing will be \$40 to \$47 per night. Mr. Harman believes that the motel will be a benefit to the community in helping to house visitors and teams for the various events held in Delta each year.

Mr. Harman answered various questions regarding the proposed construction for members of the Planning & Zoning Commission.

Following discussion, Commission Member Gayle Bunker MOVED to approve the conditional use permit for the Delta Super 8 Motel, as proposed, with the condition that a six foot chain link fence be placed along the entire East boundary of the motel property, along the existing canal, and with the additional condition that adequate storm drainage be constructed, as designed, and that curb and gutter be installed on the West (Highway 6) and South (Highway 50) sides of the property, as drawn on the plans. The motion was SECONDED by Commission Member Alan Burraston. 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.

KATHY MINCER, LIVING WORD FELLOWSHIP CHURCH: CONDITIONAL USE PERMIT FOR PROPOSED CHURCH LOCATED AT 351 SOUTH 100 WEST

Norman Mincer presented the proposal of Living Word Fellowship Church to purchase a building at 351 South 100 West, as well as an adjacent vacant lot on the South side of the building, to be used as a church, for their Sunday services and other religious activities. Mr. Mincer noted that, on January 7, 1999, the Board of Adjustment approved a Variance of the 40 foot setback requirement for churches, contingent upon providing a parking lot on the property to the South of the building. Mr. Mincer stated that Living Word Fellowship Church is now requesting a conditional use permit to use the building for church services, based upon the variance granted by the Board of Adjustment.

Following discussion, Commission Member Phil Sabey MOVED to approve the conditional use permit allowing the property at 351 South 100 West to be used as a Church, for Sunday services and other religious activities, as provided by the Utah code, with the conditions imposed by the Board of Adjustment; i.e., that the parking area on the south side of the church be completed, at least to a gravel state, within one year, and with the condition that at least 15 parking spaces be provided in the parking area. The motion was SECONDED by Commission Member Joyce Moody. 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.

MIKE PACE/MITCHELL MYERS: SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 140 SOUTH MANZANITA AVENUE

Mitchell Myers advised Commission Members that he is requesting a single lot subdivision on property he owns, at approximately 140 South Manzanita Avenue, in order to sell the property to Mike Pace for construction of a new home.

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 located at approximately 140 South Manzanita Avenue and to recommend to the City Council that the single lot subdivision be approved, with the condition that sidewalk, matching the existing sidewalk on that street, be installed along the entire length of the East boundary of the lot. The motion was SECONDED by 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 asked if there were any other comments or questions. There being none,

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Commission Member Phil Sabey MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Alan Burraston. 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, Chairman


Karen Johnson, Secretary

MINUTES APPROVED: P&Z 02-10-99