

PLANNING & ZONING COMMISSION
FEBRUARY 9, 2000

PRESENT

Pauline Warner	Chairperson
Garry Christensen	Commission Member
Joyce Moody	Commission Member
Phil Sabey	Commission Member
Dan Sperry	Commission Member

ABSENT

Gayle Bunker	Commission Member
Alan Burraston	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Louise Lyman	City Resident
Robert Droubay	City Resident
Brian & Casey Bunker	City Residents
Leo Davis	City Resident

Chairman Warner called the meeting to order at 7:30 p.m. She stated that notice of the meeting time, place, and agenda was posted at the principal office of the governing body, located at 76 North 200 West, and was provided to the Millard County Chronicle/Progress, KNAK Radio, and to each member of the Planning & Zoning Commission, at least two days prior to the meeting.

MINUTES

The minutes of a meeting held December 8, 1999 were presented for consideration and approval. Following review of the minutes, Commission Member Garry Christensen MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 8, 1999, as presented. The motion was SECONDED by Commission Member Phil Sabey. 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

ROBERT DROUBAY / GAYLE BUNKER: PROPOSED ANNEXATION OF PROPERTIES NORTH AND WEST OF DELTA CEMETERY

Mr. Droubay approached the Commission to explain that he and Gayle Bunker are proposing annexation of the properties they own near the Delta Cemetery. Mr. Droubay reported that he plans to construct a home on the North 3 ½ acres of the property and would like to have access to City utilities. The property may be subdivided at some point in the future, but there are no plans to subdivide at this time. Mr. Droubay would like to have the property zoned Rural Residential in order to preserve the agricultural atmosphere and also allow keeping of animals.

Brian Bunker, representing Gayle Bunker, explained that the Bunkers would like to annex their property so that the entire parcel would be under the jurisdiction of one entity. At present, a portion of the property has been annexed into Delta City and the remainder of the property remains in Millard County. The request for annexation is not for the purpose of developing the property; there are no plans for development at this time.

Zoning Officer Neil Forster advised the Commission that, at this point, the Planning & Zoning Commission is not required to address all the issues of annexation, but just review the request and give a tentative approval or denial for the applicants to begin the actual annexation procedure. The review and approval of the Planning & Zoning Commission will be requested at later point in the annexation procedure.

The Planning & Zoning Commission advised Mr. Droubay and Mr. Bunker that everything appears to be in order and instructed them to begin the formal annexation process.

LOUISE LYMAN: PROPOSED SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 254 NORTH 500 WEST

Mrs. Lyman explained that she had been approached by Dave and Katie Poulsen, who would like to purchase a portion of her property. Mrs. Lyman contacted a surveyor and understood that he was going to draw a plat map showing a subdivision including the property to be sold to the Pouslens and four additional lots. However, the surveyor delivered a drawing to Delta City showing a single lot subdivision of the lot to be sold to Pouslens. When discussing the lot size with Mr. Pouslen, Mrs. Lyman learned that, rather than purchase the 60.00' x 100.00' lot drawn by the surveyor, Mr. Pouslen would prefer to purchase a lot 30.00 feet wide, running the length of his adjacent property.

Zoning Officer Neil Forster reminded the Commission that, if Mrs. Lyman wishes to sell a parcel of property, which is smaller than the approved building lot size, she can transfer title by deed, rather than proceeding with a single lot subdivision.

Mrs. Lyman can apply for a subdivision when the surveyor provides her with a plat map of the building lots she would like to sell.

Following discussion, Commission Member Phil Sabey MOVED to table discussion of Mrs. Lyman's proposed subdivision until she has obtained a new plat map outlining the building lots to be included. 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.

BRIAN BUNKER: CONDITIONAL USE PERMIT TO ALLOW PLACEMENT OF MODULAR HOME ON PROPERTY LOCATED AT APPROXIMATELY 98 WEST MAIN STREET

Brian Bunker advised the Commission that he would like to place a modular home behind his business on Main Street. He would like to put a doorbell on the front door of the business, which would ring in the house, and have the business telephone ring in the house, where the office for the business will be located. This would enable his wife to operate the business without spending all of her time in the business and would make it possible for their young children to be at home rather than spending their time at the business. In addition, it would eliminate added labor costs of hiring someone to work at the business when Mrs. Bunker is unable to be at the store. Bunkers plan to landscape and fence the yard around the home in order to provide a safe play area for their children.

Following lengthy discussion, Commission Member Dan Sperry MOVED to table this matter until the next meeting of the Planning & Zoning Commission to allow the Commission time to research the zoning requirements and obtain an opinion from the City Attorney regarding the request for conditional use permit. 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.

ZONING OFFICER NEIL FORSTER: FUTURE LAND USE MAP

Zoning Officer Forster reported that City Attorney Richard Waddingham had spent most of the afternoon today reading annexation policies and procedures. Mr. Waddingham advised Zoning Officer Forster that the Utah state statute recommends that the General Plan be updated at least every ten years. Also, the Delta City Master Annexation Policy Declaration is outdated and no longer legal. Mr. Waddingham feels that the Master Annexation Policy Declaration needs to be repealed and recommends that the Planning & Zoning Commission integrate the Future Land Use Map into an updated, amended General Plan. .

Zoning Officer Forster suggested that the Planning & Zoning Commission determine what steps need to be taken and set up a time table for completion of the steps. It was determined that Commission Members need to begin by taking a tour of the existing city boundaries prior to making any decisions regarding proposed zoning for areas included in the future land use map.

Commission Member Phil Sabey MOVED to adjourn the meeting. 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.

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Chairman Warner declared the meeting adjourned at 9:15 p.m.



PAULINE WARNER, Chairperson



Karen Johnson, Secretary

MINUTES APPROVED: P&Z 03-08-2000