

PLANNING & ZONING COMMISSION MEETING
APRIL 5, 2000

PRESENT

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| Gayle Bunker | Commission Member |
| Garry Christensen | Commission Member |
| Joyce Moody | Commission Member |
| Phil Sabey | Commission Member |

ABSENT

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| Alan Burraston | Commission Member |
| Dan Sperry | Commission Member |
| Pauline Warner | Chairperson |
| Neil Forster | Zoning Officer |

ALSO PRESENT

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| Karen Johnson | Secretary |
| Brian & Casey Bunker | City Residents |
| Leo & Lynne Davis | City Residents |

Vice-Chairman Garry Christensen called the meeting to order at 7:30 p.m. He 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 Planning & Zoning Commission meeting held March 8, 2000 were presented for consideration and approval. Following review, Commission Member Gayle Bunker MOVED to approve the minutes of the Planning & Zoning Commission Meeting held March 8, 2000, as presented. The motion was SECONDED by Commission Member Joyce Moody. Vice-Chairman Christensen asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

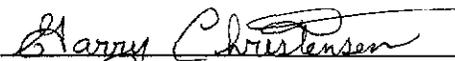
BUSINESS

BRIAN BUNKER: REQUEST FOR ZONE CHANGE FROM CENTRAL BUSINESS (CB) TO MULTIPLE FAMILY RESIDENTIAL (R-4) ON PROPERTY DESCRIBED AS THE NORTH 100 FEET OF LOTS 4, 5, AND 6, BLOCK 60, PLAT "A", DELTA TOWNSITE

Vice-Chairman Garry Christensen noted that Mr. Bunker had previously appeared before the Planning & Zoning Commission for the purpose of requesting a Conditional Use Permit to place a modular home on his property located at 98 West Main Street. The Planning & Zoning Commission denied the Conditional Use Permit and Mr. Bunker appealed the decision to the City Council. The City Council has now recommended that Mr. Bunker appear before the Planning & Zoning Commission to request a zone change on his property in order to allow placement of the modular home.

Commission Member Gayle Bunker reported that the City Council recommended that Mr. Bunker's property be rezoned to Multiple Family Residential (R-4), which is contiguous with the zoning of adjacent property on the North side. Commission Member Phil Sabey expressed concern that allowing this zone change would set a precedent to allow residences in the central business district of Delta City. Following discussion, Commission Member Gayle Bunker declared that he had a conflict of interest in this matter, then MOVED to recommend to the City Council that a public hearing be held for the purpose of receiving public comment regarding a proposed zone change from Central Business (CB) to Multiple Family Residential (R-4) on the North 100 feet of Lots 4, 5, and 6, Block 60, Plat "A", Delta Townsite, located at approximately 98 West Main Street. The motion was SECONDED by Commission Member Joyce Moody. Vice-Chairman Christensen asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The results of the voting were Commission Members Gayle Bunker and Joyce Moody voting in favor and Commission Member Phil Sabey voting against the motion.

Commission Member Gayle Bunker MOVED to adjourn the meeting and cancel the tour of city boundaries scheduled for Thursday, April 6, 2000. The motion was SECONDED by Commission Member Phil Sabey. Vice-Chairman Christensen 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 Christensen declared the meeting adjourned at 8:00 p.m.


GARRY CHRISTENSEN, Vice-Chairman


Karen Johnson, Secretary

MINUTES APPROVED: P&Z 05-10-00