

PLANNING & ZONING COMMISSION MEETING  
February 7, 2001

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Dan Sperry	Commission Member
Phil Sabey	Commission Member

ABSENT

Alan Burraston	Commission Member
Garry Christensen	Commission Member
Joyce Moody	Commission Member
Neil Forster	Zoning Officer

ALSO PRESENT

Karen Johnson	P&Z Secretary
Pam Fisher	Bulloch Realty
John & Debra Houghton	City Residents
Rob Droubay	City Residents

Chairperson Warner called the meeting to order at 7:30 p.m. She stated that notice of the time, place, and agenda of the meeting was posted at the City Building, located at 76 North 200 West, had been 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 proposed minutes of a Planning & Zoning Commission Meeting held December 27, 2000 were presented for consideration and approval. Following review, Commission Member Dan Sperry MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 27, 2000, as presented. The motion was SECONDED by Commission Member Gayle Bunker. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

L.D.S. CHURCH: REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT 296 NORTH 100 EAST

Pam Fisher, Real Estate Agent, stated that she is representing the L.D.S. Church in this request for a single lot subdivision. Ms. Fisher stated that she had been contacted by the L.D.S. Church, which

requested that she attempt to sell the east portion of their Bishops Storehouse property, located at 296 North 100 East. Before the property can be sold, it must be divided into two separate lots. Following discussion of the lot size and utility easements, Commission Member Phil Sabey MOVED to recommend to the City Council that, inasmuch as the lot does meet the requirements of a building lot, a public hearing be held for the purpose of receiving public comment regarding the proposed single lot subdivision, located at approximately 296 North 100 East, and also recommend that the City Council approve the single lot subdivision, with the condition that the plat be redrawn to show the appropriate easements on the property. The motion was SECONDED by Commission Member Dan Sperry. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

ROBERT L. DROUBAY: REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 990 NORTH 350 EAST

Rob Droubay advised the Commission that he is having the plat redrawn to show the single lot subdivision running to the north property boundary and to the east property boundary, which would result in the single lot subdivision including approximately the north 225 feet of the property. Mr. Droubay explained that he is requesting this subdivision in order to determine the amount of water which he needs to bring into the City system to service his property. He has no intention of irrigating the 10 acre parcel, so the number of acre feet to be dedicated to Delta City will be determined by the size of his lot.

Chairperson Pauline Warner questioned the need for an off-site improvement agreement to require participation in curb, gutter and sidewalk improvements, if and when these improvements may be done in that area. Commission Member Gayle Bunker noted that the City Council has authority to waive the curb, gutter and sidewalk improvement agreement when the lot width exceeds 150 feet.

Following further discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that a public hearing be held for the purpose of receiving public comment regarding the proposed Droubay Single Lot Subdivision located at approximately 990 North 350 East, with the condition that an Off-Site Improvement Agreement be signed, agreeing to participation in curb, gutter and sidewalk improvements, if and when those improvements are made in this area. There was no second to the motion.

Following additional discussion of curb, gutter and sidewalk improvements, subdivision development and single lot subdivisions, Commission Member Gayle Bunker MOVED to recommend to the City Council that a public hearing be held for the purpose of receiving public comment regarding the proposed Droubay Single Lot Subdivision located at approximately 990 North 350 East, with the following conditions: (1) that the plat be redrawn to extend the boundaries of the proposed subdivision to the north boundary of his property line and to the east boundary of his property line, with the south subdivision boundary remaining where shown on the plat, which would be approximately 225 feet by 660 feet; (2) that the Droubays sign an Off-Site Improvement

Agreement for curb, gutter and sidewalk improvement participation, and (3) address the concern of the Planning & Zoning Commission that the balance of the property not be developed without curb, gutter and sidewalk improvements. The motion was SECONDED by Commission Member Phil Sabey. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

GRANT S. NIELSON: RATIFICATION OF PLANNED UNIT DEVELOPMENT (TOPAZ CONDOMINIUMS) LOCATED AT APPROXIMATELY 461 EAST TOPAZ BLVD.

This item was placed on the Agenda at the request of City Attorney Richard Waddingham. Inasmuch as neither City Attorney Waddingham nor Zoning Officer Neil Forster were in attendance to explain what action was required on this matter, Commission Member Dan Sperry MOVED to table this item until a later meeting. The motion was SECONDED by Commission Member Phil Sabey. Chairperson Pauline Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

CHAIRPERSON PAULINE WARNER: FUTURE LAND USE MAP

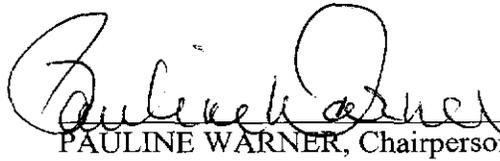
Chairperson Warner suggested that, inasmuch as we have several members not in attendance, this item be tabled until the next meeting and that a concentrated effort be made to get all Commission Members to attend the meeting. Commission Member Gayle Bunker MOVED to table discussion of this item at this time and place it on the agenda for the next meeting and, also to make a concentrated effort to have all members in attendance so that the matter can be fully discussed and decisions made concerning the Future Land Use Map. The motion was SECONDED by Commission Member Phil Sabey. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

CHAIRPERSON PAULINE WARNER: DELTA CITY GENERAL PLAN REVISION

Commission Member Gayle Bunker MOVED to table discussion of this item until the next meeting, that we make a concentrated effort to get all Commission Members to attend, and direct Chairperson Warner to make assignments to be distributed to Commission Members at that time. The motion was SECONDED by Commission Member Phil Sabey. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

There being no other agenda items to be discussion, Commission Member Dan Sperry MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Gayle Bunker. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Chairperson Warner declared the meeting adjourned at 9:00 p.m.

  
PAULINE WARNER, Chairperson

  
Karen Johnson, P&Z Secretary

MINUTES APPROVED: P&Z 03-07-01