

DELTA CITY PLANNING & ZONING COMMISSION  
APRIL 25, 2001

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Joyce Moody	Commission Member
Garry Christensen (by telephone)	Commission Member

ABSENT

Alan Burraston	Commission Member
Phil Sabey	Commission Member
Dan Sperry	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Leon Smith	Millard County
Jeff Hostetler	Great Basin Church of Christ
Hugh Loukinas	Great Basin Church of Christ
James Burr	Scout Leader
Brad Burr	Scout
Bryce Warner	Scout
Casey Alsop	Scout
Curtis Peterson	Scout
Landon Bryner	Scout

Chairperson Warner called the meeting to order at 7:50 p.m. She stated that notice of the meeting time, place, and agenda had been posted at the City Building, located at 76 North 200 West, and provided to the Millard County Chronicle/Progress, KNAK Radio, and each member of the Planning & Zoning Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Meeting held March 7, 2001 were presented for consideration and approval. Following review, Commission Member Joyce Moody MOVED to approve the minutes of the Planning & Zoning Commission Meeting held March 7, 2001, 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, with Commission Member Garry Christensen voting by telephone.

BUSINESS

GREAT BASIN CHURCH OF CHRIST: REQUEST FOR ZONE CHANGE FROM COMMERCIAL DEVELOPMENT (C-D) TO PUBLIC/QUASI PUBLIC (P/QP) ON PROPERTY LOCATED AT APPROXIMATELY 289 NORTH HIGHWAY 6

Mr. Jeff Hostetler represented Great Basin Church of Christ. He stated that Great Basin Church of Christ would like to purchase property located at approximately 289 North Highway 6 for the purpose of constructing a church on the property. Mr. Hostetler met with Zoning Officer Neil Forster to determine whether the Commercial Development (C-D) zone would allow a church on the property. Zoning Officer Forster advised Mr. Hostetler that they should apply for a zone change to Public/Quasi Public (P/QP), which would match the zone district of other churches in the area.

Commission Members discussed the lot size, shape, and proposed building dimensions. At present, the building size has not been determined, inasmuch as church members are not certain of the amount of funding which will be available to them.

Zoning Officer Forster advised the Commission that the property which Great Basin Church of Christ is requesting a zone change for includes Lots 2 & 3 of Block 4, Delta Estates Subdivision. He stated that Lot 4, Block 4, Delta Estates Subdivision is also zoned Commercial Development (C-D) and recommended that it be changed to Mobile Home (MH) at the same time as Lots 2 & 3 are changed.

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 a proposed zone change from Commercial Development (C/D) to Public/Quasi Public (P/QP) on Lots 2 and 3, Block 4, Delta Estates Subdivision, for the purpose of constructing a church on the property, and the proposed zone change from Commercial Development (C-D) to Mobile Home (MH) on Lot 4, Block 4, Delta Estates Subdivision. The motion was SECONDED by Commission Member Joyce Moody. 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, with Commission Member Garry Christensen voting by telephone.

LEON SMITH, MILLARD COUNTY: COORDINATION OF MILLARD COUNTY/DELTA CITY ZONING AT COUNTY/CITY BOUNDARIES

Leon Smith represented Millard County in proposing that discussions be opened between Delta City Planning & Zoning and Millard County Planning & Zoning regarding city/county boundary areas. Mr. Smith explained that the Millard County General Plan requires that subdivisions be located in or adjacent to existing communities, therefore, if Millard County receives a request for a subdivision, they would require that it be located adjacent to an established community. In discussing this item with Mayors, it was determined that the cities and towns have a better idea of what type zoning they

would like to have adjacent to their boundaries than Millard County does. Mr. Smith concluded that there should be a way to allow cities to have more input into zoning areas just outside their boundaries and that is the reason he requested an opportunity to meet with the Delta City Planning & Zoning Commission at this time. Mr. Smith noted some problems which will need to be overcome in this process: 1) roads would not match up in a subdivision inasmuch as Millard County uses a system of 10 blocks to a mile and Delta City uses eight blocks to a mile. Mr. Smith suggested that, in the event that situation should arise, the city standard be used rather than the county standard, due to the fact that, eventually, the subdivision would probably be a part of the city; 2) addressing could present a problem because the county addressing system makes a jump of approximately 100 numbers at the city boundary. It has been suggested that perhaps addressing in subdivisions should be adjusted to use the city system, as well. 3) the possibility of Millard County approving a subdivision next to an incompatible city zone; i.e. an industrial zone.

Mr. Smith requested that Delta City Planning & Zoning Commission discuss these items and meet with either Mr. Smith or the Millard County Planning Commission to work out an agreement where the zoning information could be exchanged and city/county zoning made more compatible.

Chairperson Warner advised Mr. Smith that Delta City is currently working on an update of the General Plan and suggested that, when that process is completed, a copy be given to him for review by Millard County.

COMMISSION MEMBER GAYLE BUNKER: REQUEST FROM DELTA CITY COUNCIL REGARDING REVIEW OF ZONING ORDINANCE AND RECOMMENDATION TO ELIMINATE OR CONTROL SIZE OF BILLBOARDS INSIDE DELTA CITY LIMITS

Commission Member Gayle Bunker explained that the City Council had received numerous complaints regarding the large billboard recently installed at approximately 279 East Main Street. They have requested that the Planning & Zoning Commission discuss the possibility of restricting either the placement or size of billboards through the zoning ordinance. Zoning Officer Neil Forster suggested that the Planning & Zoning Commission think about the existing ordinance and what restrictions should or could be added to the sign portion of the ordinance. Any changes will require an amendment of the zoning ordinance, which will require a public hearing and approval of the City Council. Commission Member Bunker suggested the possibility of recommending that the City Council place a moratorium on billboards until an amendment can approved.

Following discussion, Commission Member Gayle Bunker MOVED to recommend to the City Council that a moratorium be declared on all billboards within the City of Delta for six (6) months, in order to allow time for amending the current sign ordinance. The motion was SECONDED by Commission Member Joyce Moody. 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, with Commission Member Garry Christensen voting by telephone.

CHAIRPERSON PAULINE WARNER: GENERAL PLAN UPDATE

Chairperson Warner requested that this item be placed on the agenda for the next Planning & Zoning Commission meeting.

Commission Member Gayle Bunker MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Joyce Moody. 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 8:50 p.m.

  
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PAULINE WARNER, Chairperson

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 06-20-01