

DELTA CITY PLANNING & ZONING COMMISSION  
JUNE 20, 2001

PRESENT

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

ABSENT

Alan Burraston	Commission Member
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OTHERS PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary
Dale & Deila Bond	City Residents

Chairperson Warner called the meeting to order at 7:30 p.m. She stated that notice of the meeting time, place, and agenda had been posted at the City Building, and had been provided to the Millard County Chronicle/Progress, KNAK Radio, and to each member of the Planning & Zoning Commission, two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held April 25, 2001 were presented for consideration and approval. Following review, Commission Member Gayle Bunker MOVED to approve the minutes of the Planning & Zoning Commission Meeting held April 25, 2001, as presented. 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.

BUSINESS

DALE BOND: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF STORAGE SHEDS ON PROPERTY LOCATED AT APPROXIMATELY 407 SOUTH 100 WEST

Mr. Bond explained that he would like to construct storage sheds on the property located at 407

South 100 West. The property consists of two parcels of property; Mr. Bond is requesting a conditional use permit for construction of approximately 32 storage sheds on the west one-half of the property.

There was discussion regarding whether to grant a conditional use permit for storage units on the property or whether a better alternative would be to change the zoning ordinance to allow storage sheds in the R-4 zone. It was determined that it would be better to grant a conditional use permit than to change the zoning ordinance at this time.

Following discussion, Commission Member Gayle Bunker MOVED to approve a Conditional Use Permit for Mr. Bond on Lot 3 Block 7, located at 407 South 100 West, for construction of storage sheds, with the condition that set backs of 25 feet be adhered to on all sides, including the East boundary of Lot 3. 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.

COMMISSION MEMBER GAYLE BUNKER: REQUEST FROM CITY COUNCIL FOR RECOMMENDATIONS REGARDING ZONING, SIZES, ETC. FOR BILLBOARDS IN DELTA CITY

Commission Member Gayle Bunker reported to Commission Members that the City Council had placed a six month moratorium on billboards within Delta City and asked that the Planning & Zoning Commission make recommendations as to the zones where billboards can be erected and determine what sizes will be allowed.

It was suggested that, prior to making recommendations to the Council, additional information needs to be obtained. It was determined that we should check with some other cities to see what regulations they have on billboards. In addition, Commission Member Gayle Bunker has asked City Attorney Richard Waddingham if a ten year time limit can be placed on billboards when they are approved. It was also suggested that we need to have a definition of a "billboard". There was discussion regarding removal of signs for businesses which are no longer in business.

Commission Member Gayle Bunker MOVED to table discussion of this item until the next meeting of the Planning & Zoning Commission in order to obtain additional information on billboards. The motion was SECONDED by Commission Member Garry Christensen. 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.

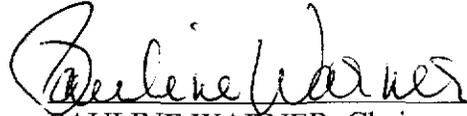
CHAIRPERSON PAULINE WARNER: GENERAL PLAN UPDATE

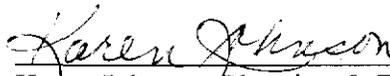
Commission Members discussed the areas of the General Plan Update they are working on and the

progress they are making. There were questions regarding what should be included in specific areas and changes which should be made. After discussion, Chairperson Pauline Warner suggested that all Commission Members continue working on their areas of the General Plan Update and review the updates at the August meeting of the Planning & Zoning Commission. When Commission Members have the proposed update ready, a public hearing will be held to obtain input from city residents.

Commission Member Dan Sperry MOVED to adjourn the meeting. 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 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 12-05-01