

PLANNING & ZONING COMMISSION
OCTOBER 3, 2001

PRESENT

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

ABSENT

Alan Burraston	Commission Member
Dan Sperry	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Planning & Zoning Secretary
Dan Bringard	City Resident
Mervin Williams	City Resident
Bill Keel	City Resident

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 mailed, postage prepaid, to the Millard County Chronicle/Progress, to 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 August 1, 2001 were presented for consideration and approval. Commission Member Gayle Bunker noted a typographical error on Page 2, Line 1. Commission Member Gayle Bunker then MOVED to approve the minutes of the Planning & Zoning Commission Meeting held August 1, 2001, as corrected. 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

DAN BRINGARD: PROPOSED ZONE CHANGE FROM COMMERCIAL DEVELOPMENT (C-D) TO INDUSTRIAL DEVELOPMENT (I-D) ON PROPERTY LOCATED AT APPROXIMATELY 425 WEST MAIN STREET

Mr. Bringard advised the Commission that he would like to construct storage sheds on the west side of his property. The property is currently zoned Commercial Development (C-D) and Mr. Bringard would like to have it changed to Industrial Development (I-D) in order to allow construction of storage units on the west and south sides of the property. The storage units would be enclosed by a chain link fence with locked gates on the north and south sides of the property. Mr. Bringard advised the Commission that he has obtained financing for the project contingent upon the zone being changed to allow the storage units.

Following discussion, Commission Member Garry Christensen MOVED to recommend to the City Council that a public hearing be held regarding Mr. Bringard's proposed zone change from Commercial Development (C-D) to Industrial Development (I-D) on a parcel of property approximately 214.5' x 180' located at approximately 425 West Main Street, described as Lots 6 ½ and 7 in Block 56, Plat "A". The motion was SECONDED by Commission Member Gayle Bunker. Chairperson Warner asked if there were any comments or questions regarding the motion. Zoning Officer Neil Forster advised the Commission that the property is located in Block 55, not Block 56, as stated in the motion. Commission Member Garry Christensen MOVED to amend his motion to describe the property as Lots 6 ½ and 7 in Block 55, Plat "A". The motion was SECONDED by Commission Member Gayle Bunker. Chairperson Warner asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

MERVIN WILLIAMS: PROPOSED SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 145 NORTH 400 WEST

Mr. Williams told the Commission that he is applying for this single lot subdivision for the purpose of selling the property for a building lot. The property has existing curb and gutter and meets the minimum size requirements for a building lot. Commission Member Gayle Bunker MOVED to recommend to the City Council that a public hearing be held regarding the proposed Williams One Lot Subdivision located at approximately 145 North 400 West, with no restrictions. 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.

WILLIAM & JULIE KEEL: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW OPERATION OF A DAY CARE CENTER AT APPROXIMATELY 317 SOUTH 50 EAST

Mr. Keel explained that his original application for a conditional use permit requested approval of a day care center for less than ten children. However, they have been advised by the State licensing

agency that they should request approval for a Family Group Day Care, which would allow up to twelve children. The purpose for this would be to utilize more than one adult family member living at the residence, thus allowing them to accept more infants. The Keels have been operating an unlicensed day care center, for up to four children, but they have determined that the demand for day care services presents an opportunity for them to expand their business to care for more children; however, caring for additional children requires state licensing and approval by the city is a part of the state licensing requirements.

Following discussion, Commission Member Gayle Bunker MOVED to approve the Conditional Use Permit for the Keels, at 317 South 50 East, for operation of a Family Group Day Care Center to allow for care of up to twelve children. 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

Chairperson Warner advised Commission Members that she would like to have both the proposed General Plan update and the Future Land Use Map completed for approval at the November, 2001 meeting. Commission Members felt that they could review proposed changes to the General Plan at the November meeting, then proceed with public hearings on the proposed changes.

Chairperson Warner stated her understanding that the Future Land Use Map would be a part of the General Plan update. She felt that the Commission has basically determined how the areas surrounding Delta City boundaries should be zoned, but they need to make final determinations and have the new map drawn. Commission Members studied the Millard County zoning map and determined how much area should be included in the Delta City Future Land Use Map and which areas should be zoned for agriculture, industrial, commercial and residential use.

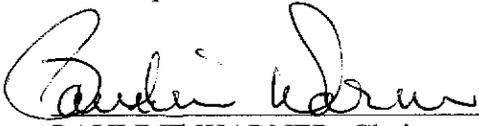
Following the discussion, Commission Member Phil Sabey MOVED to have Commission Member Gayle Bunker contact Leon Smith, Millard County Planning & Zoning Commission, for discussion and coordination with the Millard County land use plan, then deliver the map to Zoning Officer Neil Forster, who will have a proposed map drawn for review at the November Planning & Zoning Commission 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.

Commission Member Joyce Moody MOVED to adjourn the meeting. 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.

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



PAULINE WARNER, Chairperson



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P & Z 12-05-01