

DELTA CITY PLANNING & ZONING COMMISSION MEETING  
DECEMBER 5, 2001

PRESENT

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

ABSENT

Alan Burraston	Commission Member
Joyce Moody	Commission Member
Dan Sperry	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Dennis Lowe	City Resident

Chairman 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 at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held June 20, 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 June 20, 2001, as presented. The motion was SECONDED by Commission Member Garry Christensen. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

The proposed minutes of a Planning & Zoning Commission Meeting held October 3, 2001 were presented for consideration and approval. Commission Member Gayle Bunker noted that the reference to "Commercial Development" zone on Lines 1, 6, and 15, on Page 2, should be changed to "Central Business." Following review, Commission Member Phil Sabey MOVED to approve the minutes of the Planning & Zoning Commission Meeting held October 3, 2001, as corrected. The motion was SECONDED by Commission Member Gayle Bunker. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

DENNIS LOWE: PROPOSED ABANDONMENT OF A PORTION OF A PUBLIC UTILITY EASEMENT LOCATED AT APPROXIMATELY 270 SOUTH COTTONWOOD DRIVE

Mr. Lowe explained that, when he applied for his building permit to construct a storage shed on his property, there was a misunderstanding regarding the seven foot utility easement on all properties in the White Sage Subdivision. Mr. Lowe dug the footings for his building five feet from the property line and, just prior to pouring cement, was informed that his footings were dug two feet into the utility easement. Mr. Lowe is requesting permission to go forward with construction of his storage shed within five feet of the property line, which would encroach two feet into the seven foot utility easement. Mr. Lowe stated that he would move the footings over two feet except that the building would then be in his driveway, where he parks his trailer.

Zoning Officer Neil Forster stated that constructing a shed within five feet of a property line would be acceptable on almost any property within the City of Delta, except the White Sage Subdivision. The White Sage Subdivision plat was recorded with seven foot easements along each side property line, unless otherwise specified. The seven foot easement along each property line results in a total fourteen foot easement between the properties.

Following review, Commission Member Phil Sabey MOVED to recommend to the City Council that a public hearing be held for the purpose of receiving public comment regarding a proposed abandonment of a portion of a public utility easement, along the north property boundary, located at approximately 270 South Cottonwood Drive, as requested by Dennis Lowe. The motion was SECONDED by Commission Member Garry Christensen. Chairman 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

The Commission reviewed the proposed Future Land Use Map showing the proposed future use of lands surrounding Delta City boundaries. Commission Member Gayle Bunker advised Commission Members that he had reviewed the proposed map with Millard County planners, who recommended that the Highway Commercial zone along Highway 6-50 West of Delta be reduced to include only existing commercial businesses along the highway. Commission Members reviewed and discussed the boundaries to be included in the map, as well as the zone designations assigned by Millard County on property abutting City boundaries.

Following review, Commission Member Gayle Bunker MOVED to accept the Future Land Use Map, as corrected and drawn on the proposed map. The motion was SECONDED by Commission Member Phil Sabey. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

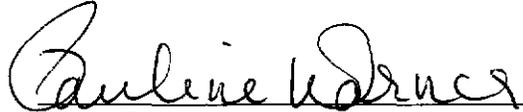
Chairman Pauline Warner requested that the Commission review the General Plan to determine what

changes need to be made prior to holding a public hearing. Commission Member Phil Sabey MOVED to table further discussion of the General Plan update until the next meeting of the Planning & Zoning Commission. The motion was SECONDED by Commission Member Garry Christensen. Chairman 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 MOVED to recommend to the City Council that they extend the moratorium on billboards for an additional 180 days. The motion was SECONDED by Commission Member Phil Sabey. Chairman 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 Phil Sabey MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Garry Christensen. Chairman Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Chairman Warner declared the meeting adjourned at 8:35 p.m.

  
PAULINE WARNER, Chairman

  
Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 03-06-02