

PLANNING & ZONING COMMISSION MEETING
MARCH 6, 2002

PRESENT

Phillip Sabey	Chairman
Brent Berkley	Commission Member
Garry Christensen	Commission Member
Joyce Moody	Commission Member
Joe Young	Commission Member

ABSENT

Rob Droubay	Commission Member
Dan Sperry	Commission Member

ALSO PRESENT

Neil Forster	Commission Member
Ray Cook	City Resident
Belle Cook	City Resident
Dent Kirkland	City Resident
Mandi Kirkland	City Resident
Gayle Bunker	Delta City Mayor

Chairman Phillip Sabey called the meeting to order at 7:30 p.m. He stated that notice of the time, place, and agenda of the meeting 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.

Chairman Sabey welcomed the newly appointed Commission Members, Brent Berkley and Joe Young and expressed appreciation to them for accepting the appointment. In addition, he expressed appreciation to Pauline Warner for the time and effort she had dedicated to the Planning & Zoning Commission over the past several years.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held December 5, 2001 were presented for consideration and approval. Following review, Commission Member Garry Christensen MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 5, 2001, as presented. The motion was SECONDED by Commission Member Brent Berkley. Chairman Sabey asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

KENNETH RAY COOK: PROPOSED ONE LOT SUBDIVISION LOCATED AT APPROXIMATELY 286 SOUTH 200 EAST

Mr. Cook approached the Commission and explained that he would like to sell the west half of his lot to be sold for use as a single family residence. The subdivision will result in two lots of 125.14 feet by 249.25 feet. Zoning Officer Neil Forster indicated that water and sewer are available to the property and he has received confirmation from Utah Power and Questar Gas that they have no objection to the subdivision. Chairman Sabey noted that there is no curb and gutter in the area and suggested that an off-site improvement agreement be signed, requiring participation in the cost of curb and gutter on the property at such time as those improvements may be installed in that area. Zoning Officer Forster noted that the address of the property to be subdivided would actually be approximately 175 East 300 South rather than the address submitted, which is Mr. Cooks address.

Commission Member Brent Berkley MOVED to recommend to the City Council that a public hearing be held for the purpose of receiving public comment regarding a proposed one lot subdivision located at approximately 175 East 300 South and also recommend that the one lot subdivision be approved, with the condition that an off-site improvement agreement be signed requiring participation in the cost of curb and gutter installation on the property at such time as those improvements may be installed in the area. The motion was SECONDED by Commission Member Joe Young. Chairman Sabey asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MILLARD COUNTY SCHOOL DISTRICT: PROPOSED SUBDIVISION LOCATED AT APPROXIMATELY 360 NORTH 150 EAST

Mr. Keith Griffiths approached the Commission and explained that the school district owns some property on the west side of the swimming pool, for which they have received a request to purchase a portion of the property. After discussing the matter with Zoning Officer Neil Forster, Mr. Griffiths learned that the property would need to be subdivided in order to sell any portion of the property. Mr. Griffiths discussed the matter with the School Board, who indicated that they did not see any future use for the property due to its size. He then discussed the matter with the Millard County Commission to determine whether they would be interested in purchasing any of the property for use in future expansion of the swimming pool property; the Millard County Commission was not interested in any of the property. Mr. Griffiths then discussed the matter with the Board of Education, who suggested the possibility of considering a three lot subdivision and consider selling one lot for fair market value and hold the other two lots to be used in the event a building construction class can be organized at the technical school.

Mr. Griffiths questioned what conditions and requirements would be placed on the school district in the event they decide to pursue this subdivision. Mr. Griffiths recognized that, prior to requesting

a subdivision, they need to request a zone change on the property.

The Commission indicated that a cul de sac turn around would need to be installed, which would be required to be installed to meet Delta City street standards and the street property would then need to be deeded to Delta City. In addition, water and sewer connections would be required on each lot, resulting in encroachment of the street a number of times. Commission Member Garry Christensen suggested that a street light be required in the area. Curb and gutter would also be required.

Chairman Sabey indicated that it appears it would be beneficial for the Commission to prepare their list of requirements and give them to Zoning Officer Forster, who will then prepare a letter for the school district. Commission Member Joyce Moody MOVED to table discussion of this item due to the fact that a zone change must be made prior to request for a subdivision and, further, to discuss and instruct Zoning Office Forster of the possible requirements which would be imposed in the event the proposed subdivision were to come before the Commission at a future date. The motion was SECONDED by Commission Member Joe Young. Chairman Sabey asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Sabey reported that Commission Member Garry Christensen has acted as Co-Chairman of the Planning & Zoning Commission in the event of the absence of the Chairman. Inasmuch as we now have a new chairman and new commission members, the Commission should elect a new Co-Chairman. He then opened nominations. Commission Member Joe Young MOVED to ask Commission Member Garry Christensen to continue to act as Co-Chairman of the Planning & Zoning Commission. The motion was SECONDED by Commission Member Joyce Moody. Chairman Sabey asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Sabey suggested that the meeting time be changed from 7:30 p.m. to 7:00 p.m. Chairman Brent Berkley MOVED to change the starting time of future Planning & Zoning Commission meetings from 7:30 p.m. to 7:00 p.m. The motion was SECONDED by Commission Member Joe Young. Chairman Sabey asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Sabey asked Mayor Bunker if he would like to address the Commission. Mayor Bunker reminded the Commission that action needs to be taken within the additional six month moratorium which the Delta City Council placed on billboards within Delta City limits. Mayor Bunker expressed a desire to see billboards made a conditional use in the commercial zones, along highways, and not permitted in central business zones. Making these changes will require an amendment to the current zoning ordinance. Chairman Sabey suggested that Commission Member Berkley obtain information as to how other areas define billboards and other types of signs and requested that this information be ready for discussion at the next meeting of the Planning & Zoning Commission.

Chairman Sabey asked if there were any other comments or questions. There being none, Commission Member Brent Berkley MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Garry Christensen. Chairman Sabey asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Sabey declared the meeting adjourned at 8:10 p.m.



PHILLIP SABEY, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P & Z 04-03-02