

PLANNING & ZONING COMMISSION MEETING
DECEMBER 3, 2003

PRESENT

Brent Berkley	Chairman
Vance Bishop	Commission Member
Robert Droubay	Commission Member
William Keel	Commission Member
Marjorie Riding	Commission Member
David Styler	Commission Member
Joe Young	Commission Member

ABSENT

None

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Russ & Cindy Greathouse	Area Resident
Sandi Ables	City Resident
Josie Winn	Area Resident
Matt & Lori Bishop	Area Residents

Chairman Berkley called the meeting to order at 7:00 p.m. He 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 and to each member of the Planning & Zoning Commission, at least two days prior to the meeting.

MINUTES

There were no minutes presented for consideration.

BUSINESS

RUSSELL GREATHOUSE: PRELIMINARY PLAT - GREATHOUSE SUBDIVISION

Russell Greathouse presented his preliminary plat for Greathouse Subdivision and answered questions from Commission Members. Following discussion, Commission Member Robert Droubay MOVED to approve the preliminary plat for Greathouse Subdivision. The motion was SECONDED by Commission Member William Keel. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

RUSSELL GREATHOUSE: FINAL PLAT - GREATHOUSE SUBDIVISION PHASE ONE

Russell Greathouse presented the Preliminary Plat for Greathouse Subdivision Phase One consisting of seven lots (Lots 5 through 11). The final plat provides for curb, gutter and sidewalk along 750 North Street (aka Cemetery Road), but no curb, gutter and sidewalk along the cul-de-sac streets between the lots. Commission Members asked Mr. Greathouse how he intends to handle water run off in those cul-de-sacs. Mr. Greathouse stated that the roads would be graded to provide a run off channel, along the roadsides, which would run into a catch basin. Zoning Officer Alan Riding felt that curb and gutter along the side streets would not be advisable due to soil conditions and topography in the area. Chairman Berkley felt that there would be no problem with waiving the curb, gutter and sidewalk requirement on the side streets, but he would like to see a plan for dealing with the run off, especially for the lower lots and future side streets.

Mr. Greathouse expressed frustration with the fact that, every time he comes in with a new plan, the Commission finds something more for him to deal with. He expects that it will probably take ten years to sell the seven lots.

Commission Members felt that they would like to see a road template for the unpaved roads and a plan for storm drainage prior to approval of the final plat for Phase One.

Following discussion, Commission Member William Keel MOVED to table further discussion of the Final Plat for Greathouse Subdivision Phase One until the next meeting of the Planning & Zoning Commission in order to obtain a road template and storm drainage plan. The motion was SECONDED by Commission Member Vance Bishop. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MATT & LORI BISHOP: CONDITIONAL USE PERMIT TO OPERATE DAY CARE CENTER AT APPROXIMATELY 200 WEST 300 SOUTH

Mr. Bishop stated that he and his wife would like to operate a day care center at the location previously occupied by Sherie's Day Care. The property already has the fencing and playground in place and has been inspected by the fire department, the building inspector and the health department. Mr. Bishop explained that there is need for additional day care services in the area inasmuch as the day care currently operating at the extended care facility will be closing in the near future. Mr. Bishop noted that he and his wife will be living in the home, when purchase is completed, and are currently in the process of obtaining a day care center license from the state. They are hoping to be licensed for a maximum of thirty-eight children. Zoning Officer Riding noted that the state regulates day care centers very closely and he has no concerns with issuance of a conditional use permit for the day care center.

Following discussion, Commission Member William Keel MOVED to approve a Conditional Use Permit for Matt & Lori Bishop to operate a day care center at approximately 362 West 300 South with the following conditions: (1) The day care center must comply with all state and local

regulations governing day care centers and, (2) This Conditional Use Permit will expire with transfer of ownership. The motion was SECONDED by Commission Member Joe Young. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

CHAIRMAN BRENT BERKLEY: GENERAL PLAN UPDATE

Chairman Brent Berkley told Commission Members that, in his capacity as Chief Deputy County Attorney, he has been assigned to be the representative and advisor for the Millard County Planning & Zoning Commission. Even though he does not feel this assignment will create any serious disputes between the City and Millard County, he believes that potential legal conflicts of interest could arise from his being advising Millard County while involved in a matter which he is actively pursuing on behalf of Delta City. For this reason, this will be Chairman Berkley's last meeting with the Delta City Planning & Zoning Commission; he has turned in his letter of resignation, effective with the end of this meeting, and he relinquished the chair to Vice Chairman Vance Bishop to lead the discussion of this matter.

Vice Chairman Bishop noted that Commission Members had discussed the general plan and future land use map at a previous meeting. Vice Chairman Bishop felt that an updated future land use map needs to be developed in order to bring about consistency between city planning and county zoning of areas adjacent to Delta City boundaries. Commission Members reviewed a map showing county zoning of areas adjacent to city boundaries. Vice Chairman Bishop asked Zoning Officer Riding to obtain an updated county zoning map, including the area near the Delta Municipal Airport, which may be considered for annexation in the near future.

Zoning Officer Riding will obtain maps for further discussion at the next meeting of the Planning & Zoning Commission.

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

Vice Chairman Bishop declared the meeting adjourned at 8:20 p.m.



VANCE BISHOP, Vice Chairman



Karen Johnson, Planning & Zoning Secretary