

PLANNING & ZONING COMMISSION MEETING
APRIL 7, 2004

PRESENT

Vance Bishop	Chairman
Robert Banks	Commission Member
William Keel	Commission Member
Marjorie Riding	Commission Member
Joe Young	Commission Member

ABSENT

R. Dale Roper	Commission Member
David Styler	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Planning & Zoning Commission Secretary
John Silva	Delta Evangelical Free Church

Members of the Planning & Zoning Commission met with the Millard County Planning & Zoning Commission at their monthly meeting, which was held at the Millard County Office, 72 South 200 West, Delta, Utah, at 7:00 p.m. At that meeting, Chairman Bishop explained that the Delta City Planning & Zoning Commission is in the process of updating the General Plan and preparing a Policy Declaration involving property surrounding Delta City boundaries which may, at some point in the future, be considered for annexation into the city. Chairman Bishop asked for input from Millard County Planning & Zoning Commissioners regarding any property in the surrounding area which they may be considering for development of some type and which they would prefer that Delta City not consider for annexation. Millard County Planning & Zoning Commissioners felt that the lines of communication between city and county planners is open and allows for free exchange of information in the event of future development. Chairman Bishop also asked about the possibility of either Delta City or Millard County changing the schedule for their monthly Planning & Zoning Commission Meetings in order to allow members of either body to attend the other body's meetings. At present, both Delta City and Millard County hold Planning & Zoning meetings on the first Wednesday of each month. Millard County Planning & Zoning Commission Chairman Robin Smith invited Delta City to change their meeting schedule and indicated that Millard County had no intention of changing the current meeting schedule.

Following meeting with Millard County Planning & Zoning Commissioners, Delta City Planning & Zoning Commissioners returned to the Delta City Building for their regular meeting.

Chairman Bishop called the meeting to order at 8:05 p.m. He stated that notice of the meeting time, place and agenda was 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

The proposed minutes of a Planning & Zoning Commission Meeting held March 3, 2004 were presented for consideration and approval. Following review, Commission Member William Keel MOVED to approve the minutes of the Planning & Zoning Commission Meeting held March 3, 2004, as presented. The motion was SECONDED by Commission Member Joe Young. 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.

BUSINESS

JOHN SILVA, DELTA EVANGELICAL FREE CHURCH: CONDITIONAL USE PERMIT FOR CONSTRUCTION OF A CHURCH FACILITY ON PROPERTY LOCATED AT APPROXIMATELY 300 SOUTH 300 EAST

John Silva advised the Planning & Zoning Commission that Delta Evangelical Free Church would like to construct a church facility on property located between 200 South and 300 South on 300 East. The structure would consist of a chapel on the front end with class rooms and a small gymnasium behind the chapel.

Zoning Officer Alan Riding told Commissioners that water, sewer and storm drain facilities are available for the property. Mr. Silva stated that current plans are to gravel the parking lot and, when funds become available, to pave the lot and install curb and gutter. At present, plans for drainage are to grade the property so as to collect storm water into a collection box, which could then be piped into the city storm drain system.

Chairman Bishop expressed the need for adequate parking at the church. Mr. Silva advised Commissioners that the property for the proposed church facility contains over two and one-half acres and the chapel is designed for 120 to 130 people.

Chairman Bishop noted that Commission Members need to determine what conditions they want to attach to the conditional use permit. Following lengthy discussion, Commission Member Joe Young MOVED to approve issuance of a Conditional Use Permit to Delta Evangelical Free Church for construction of a church facility on property located at approximately 300 South 300 East, with the following conditions: 1) Curb, gutter and sidewalk will be installed at the expense of Delta Evangelical Free Church at such time as development of adjacent property warrants, 2) Storm drainage is to be trapped on-site and delivered via pipe into the Delta City storm drain system, with drainage pipe to be installed by Delta Evangelical Free Church, 3) Adequate parking shall be provided within the property for use of the congregation, 4) The Conditional Use Permit is issued for worship and church sponsored activities only and any other uses of the property will require

additional Planning & Zoning approval, and 5) The Conditional Use Permit will not transfer with ownership of the property. The motion was SECONDED by Commission Member Robert Banks. 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.

Chairman Bishop asked that the following items be placed on the agenda for the June 2, 2004 meeting:

1. Discussion of changing Planning & Zoning Commission meeting schedule
2. Election of Vice Chairman

Commission Member Marjorie Riding MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Joe Young. 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.

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



VANCE BISHOP, Chairman



Karen Johnson, Secretary

MINUTES APPROVED: P&Z 05-05-04