

DELTA CITY PLANNING & ZONING COMMISSION MEETING
AUGUST 11, 2005

PRESENT

Vance Bishop	Chairman
Robert Banks	Commission Member
Dana Rempp	Commission Member
R. Dale Roper	Commission Member
David Styler	Commission Member
Liz Webb	Commission Member

ABSENT

William Keel	Commission Member
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ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Joshua Nelson	City Resident
Justin Nielson	White River Academy
Gayle Bunker	Delta City Mayor

Chairman Bishop called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda 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 July 14, 2005 were presented for consideration and approval. Following review, Commission Member David Styler MOVED to approve the minutes of the Planning & Zoning Commission Meeting held July 14, 2005, as presented. The motion was SECONDED by Commission Member Liz Webb. 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

HOWARD & TONYA QUACKENBUSH: CONCEPT PLAN FOR PROPOSED DESERT SKIES INN

Zoning Officer Alan Riding advised Commission Members that Mr. and Mrs. Quackenbush had been called out of town. He explained that the property is currently outside Delta City boundaries

and annexation of adjacent properties is currently being pursued. The purpose of requesting review by the Planning & Zoning Commission at this time is to determine what concerns or questions they may have regarding the proposed development. Mr. and Mrs. Quackenbush would like to construct a hotel on property located at approximately 800 West Main Street. The hotel would consist of twenty-six room, four suites and a reception / conference center.

Commission Members reviewed the proposed plans for the development and city utilities which could be extended to service the area. At present, water lines could be extended but extending sewer service would probably be cost prohibitive.

Commission Members felt that the proposed plan looks favorable and would be a good addition to the community.

JOSHUA NELSON: SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 470 NORTH 350 EAST

Mr. Nelson presented his request for a single lot subdivision located at approximately 470 North 350 East. Mr. Nelson would like to subdivide a one acre lot from his parents' farm property in order to construct a home. Commission Member Dale Roper noted that utility easements were not drawn on the subdivision plat.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that Mr. Nelson's single lot subdivision, located at approximately 470 North 350 East, be approved, subject to the plat being corrected to include utility easements, curb, gutter and sidewalk on the plat. The motion was SECONDED by Commission Member Dana Rempp. 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.

JUSTIN NIELSON, WHITE RIVER ACADEMY: PROPOSED UTILIZATION OF PROPERTY LOCATED AT APPROXIMATELY 275 WEST 100 SOUTH

Mr. Nielson explained that he would like to utilize the old West Millard Care Center building as a special purpose boarding school; i.e., a boarding school for teenage boys who are struggling in their home environment. The students attend school six days per week with a focus on lifestyle changes in physical, emotional, mental and social aspects of their lives. Mr. Nielson currently has a school operating in Puerto Rico which is accredited by Northwest Association of Accredited Schools. Mr. Nielson would like to relocate the school to this area because his family's roots are in this area.

Commission Members were concerned about security problems; Mr. Nielson reported that there have been no problems with security at the school in Puerto Rico. The school does not accept court referrals; the program takes students who are not yet to the point where court intervention is necessary. Commission Members had concerns regarding the proximity of the property to the senior citizen housing and whether the community would support such a facility.

Commission Members requested that Mr. Nielson provide information regarding state licensing requirements to determine how many students and staff would be involved in the school.

Following discussion, Commission Member David Styler MOVED to table further discussion of this matter until additional information has been received and to give Mr. Nielson the opportunity to determine public support or opposition to the proposed use of the property. The motion was SECONDED by Commission Member R. Dale Roper. 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 if there were any comments, questions or other items to be discussed. There being none, Commission Member R. Dale Roper MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dana Rempp. Chairman Bishop called for a vote. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 8:25 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 09-08-05