

PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 19, 2002

PRESENT

Phil Sabey	Chairman
Brent Berkley	Commission Member
Garry Christensen	Commission Member
Robert Droubay	Commission Member
Joyce Moody	Commission Member
Dan Sperry	Commission Member

ABSENT

Joe Young	Commission Member
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ALSO PRESENT

Alan Riding	Zoning Officer
Grant Nielson	City Resident
Rendon Hughes	City Resident

Chairman Sabey 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, had been given to the Millard County Chronicle/Progress, to KNAK Radio, and to each member of the Planning & Zoning Commission at least two days prior to the meeting.

BUSINESS

GRANT NIELSON: REVISED SUBDIVISION PLAT: LOTS 5 & 6, PLAT "N" AND LOT 4, PLAT "L", PENDRAY ESTATES SUBDIVISION

Mr. Nielson advised the Commission that he is owner of several lots in the Pendray Estates Subdivision. He has had a number of individuals interested in purchasing Lots 5 & 6 in Plan "N" and Lot 4 in Plat "L", however, none of the lots have been purchased due to the small size. Mr. Nielson also owns an undeveloped lot between Lot 4 in Plat "L" and Lot 5 in Plat "N" which he would like to incorporate into the existing lots, thus enlarging all three lots to an acceptable size. Mr. Nielson indicated that curb, gutter and sidewalks had been installed, plumbing has been completed and the road is ready for asphalt.

Mr. Nielson expected that the new plat, consisting of four new lots, would also be on the agenda for approval at this meeting. Commission Members discussed the placement of utility lines and improvements on the proposed lots.

Following review and discussion, Commission Member Robert Droubay MOVED to recommend to the City Council that the revised plat for Pendray Estates Subdivision Plat "L", Lot 4 and Plat "N", Lots 5 & 6 be approved, that the City abandon the present utility easements and adopt the new easements as drawn on the plat and that all necessary utility lines be moved. 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.

ZONING OFFICER ALAN RIDING: PROPOSED ZONE CHANGE FROM MULTIPLE FAMILY RESIDENTIAL (R-4) TO CENTRAL BUSINESS (C-B) ON PROPERTY LOCATED AT APPROXIMATELY 98 WEST MAIN STREET

Zoning Officer Alan Riding advised the Council that this zone change was initiated by former Zoning Officer Neil Forster prior to his retirement. It was the feeling of former Zoning Officer Forster that the zone change would be in the best interest of proper zoning practices inasmuch as the zone includes only the north 100 feet of a parcel of property which is situated in the Central Business zone on Main Street.

Commission Member Dan Sperry MOVED to recommend to the City Council that a public hearing be held for the purpose of receiving public comment regarding the proposed zone change from Multiple Family Residential (R-4) to Central Business (C-B) on property located at approximately 98 West Main Street and, further, recommend that the zone change be approved. The motion was SECONDED by Commission Member Brent Berkley. Chairman Phil 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 Phil Sabey told Commission Members that he will be getting married and moving outside of Delta City limits in November and will no longer be eligible to participate as a member of the Planning & Zoning Commission.

Commission Member Dan Sperry MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Robert Droubay. 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 7:30 p.m.


PHIL SABEY, Chairman


Karen Johnson, Secretary

MINUTES APPROVED: P & Z 10-02-02