

PLANNING & ZONING COMMISSION
FEBRUARY 5, 2003

PRESENT

Brent Berkley	Chairman
Vance Bishop	Commission Member
Robert Droubay	Commission Member
Bill Keel	Commission Member
Joyce Moody	Commission Member
David Styler	Commission Member
Joe Young	Commission Member

ABSENT

None

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Planning & Zoning Secretary
Russell Greathouse	Area Resident
George & Sandi Able	City Residents
Jim Edwards	Surveyor
Josie Winn	Area Resident

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, had been provided 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.

Chairman Berkley welcomed the two new members of the Planning & Zoning Commission, Dave Styler and Bill Keel.

MINUTES

The proposed minutes of a Planning & Zoning Commission meeting held November 6, 2002 were presented for consideration and approval. Following review, Commission Member Robert Droubay MOVED to approve the minutes of the Planning & Zoning Commission meeting held November 6, 2002, as presented. 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.

BUSINESS

RUSSELL GREATHOUSE: PROPOSED SUBDIVISION OF PROPERTY LOCATED AT APPROXIMATELY 785 NORTH HIGHWAY 6

Mr. Jim Edwards, representing Mr. Greathouse, advised the Commission that Mr. Greathouse would like to develop his property, located on both the north and south sides of 750 North Street, in phases. The current plan would involve approximately twelve ½ acre lots on the south side of 750 North Street, and one acre lots on the north side of the street, including an area for horse stables and riding in the northeast corner of the development. The plan would involve development of the area on the south side of the street first, in phases of two to three lots each, with development of the north side of the street to come at a later time.

Mr. Edwards and Mr. Greathouse had requested permission to discuss this development with the Planning & Zoning Commission in order to determine what improvements would be required for the rural residential type development they would like to provide. Commission Member Robert Droubay expressed concurrence with the need for this type of development. Following discussion of street, sewer, water and drainage considerations, Commission Members requested that Mr. Greathouse provide a preliminary plat of his proposed development in order to determine what requirements may need to be met, as well as allowing the Commission the opportunity to review the subdivision ordinance to address whether this type of development should be proposed as an amendment to the subdivision ordinance.

Mr. Greathouse will provide a preliminary plat for review at the next Planning & Zoning Commission meeting.

ZONING OFFICER ALAN RIDING: RECOMMENDATION TO CITY COUNCIL ON DISPOSITION OF 33 FOOT WIDE PARCEL OF PROPERTY LOCATED IN BLOCK 75

Zoning Officer Alan Riding informed the Commission that there is a thirty-three foot wide parcel of property, running approximately through the center of Block 75, which is owned by Delta City. It has been proposed that the parcel be split between the adjoining property owners. City Attorney Richard Waddingham advised the Council that the Planning & Zoning Commission should review the proposal and make a recommendation for disposition of the property. Zoning Officer Riding noted that the property is, and has been, used by the adjacent property owners for a number of years.

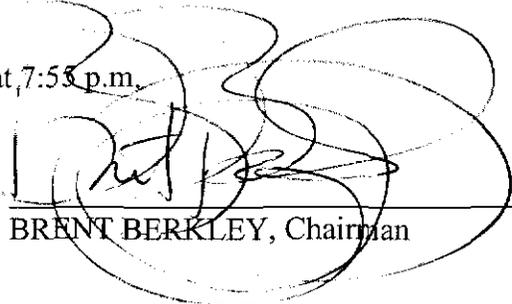
Following discussion, Commission Member Joe Young MOVED to recommend to the City Council that the 33 foot wide parcel of property located in Block 75 be abandoned by Delta City, and be divided and distributed to adjacent property owners, with the condition that the property owners bear all costs associated with transferring title to the property. The motion was SECONDED by Commission Member Joyce Moody. 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.

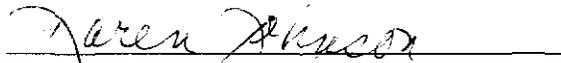
Chairman Berkley asked if there was any other business to be discussed. Zoning Officer Riding welcomed the new commission members and thanked them for accepting the position.

Commission Member Joyce Moody MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Robert Droubay. 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 Berkley declared the meeting adjourned at 7:53 p.m.



BRENT BERKLEY, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 03-05-03