

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
August 3, 2011**

The Millard County Planning Commission met on Wednesday August 3, 2011 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Robin Smith Chairman
Joyce Barney..... Board Member
Molly Stevens Board Member
David Sturlin..... Board Member
Gary Walker Board Member
Gordon Chatland Board Member

EXCUSED: Greg Greathouse..... Board Member

ALSO PRESENT:

Richard Waddingham County Attorney
Sheryl L Dekker Millard County Planner
Amber Nickle Secretary
Robert Rogers Applicant
Michael Staheli Mayor of Oak City

1. Welcome, Call to Order

Chairman Smith called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES – July 6, 2011

The proposed minutes of the regular Planning Commission meeting held January 5, 2011 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Gary Walker made a MOTION to approve the minutes, as corrected. Commissioner Gordon Chatland SECONDED the motion. The voting was unanimous in the affirmative.

3. REVIEW and POSSIBLE RECOMMENDATION of Non Plat Subdivision Application # Z-2011-011 Submitted by Robert Rogers for Property Located at 6055 North 3000 West, Delta.

Robert Rogers approached the podium. He said that he drew up a new plan to submit to the committee. Gordon Chatland asked if this new change needed to come to the planning committee. Sheryl Dekker said that the changes to his building plan do not require committee approval or recommendation. Gordon

Chatland asked Mr. Rogers if he has spoke to the building inspector. Gary Walker said that Mr. Rogers should discuss the new plan with the building inspector.

Robin Smith stated that if there is a breezeway connecting the house to the new addition it should be considered one residence.

Gary Walker stated that it would be up to the building inspector what requirements would be necessary for his new plan.

Gary Walker made a motion to deny the application as it was originally submitted including the building of two residences on the same land. Gordon Chatland SECONDED the motion. The voting was unanimous in the affirmative.

Chairman Smith told the applicant that he could appeal the decision if the new plan does not work out.

4. REVIEW and POSSIBLE RECOMMENDATION of Zone Change (Map) Application # Z-2011-014 Submitted by Thomas S. Nielson for Property Located South of the Oak City Cemetery on Bald Hill Road. 2.87 Acres. Change from Ag-20 to LI to Allow for Storage Rental Units.

Thomas Nielson, the applicant was not present. Joyce Barney asked if the applicant would want to build bathrooms, or anything other than the building itself.

Chairman Smith asked the Mike Staheli, mayor of Oak City, if he had any comments on this proposal. Mayor Staheli said that the storage rental facility would serve the town and he did not have a problem with it. He said it could be beneficial for the residents there. He said the location is near the town's equipment yard and does not conflict with the existing surface features.

Gordon Chatland asked if there is a current annexation in Oak City. Mayor Staheli said that there are proposed annexation areas and the proposed building is within that area.

The Mayor stated that the only thing that might need to be changed on the application is the distance between the road and the building. The guideline now is 25 feet and the application says 20 feet. Gary Walker said that the building inspector would make the applicant adhere to the current building setback requirements.

Sheryl Dekker read what is and what is not allowed in a light industrial area. If the board changes the zone to Light Industrial (LI), a single-family residence would

not be allowed to be built in that area. The mayor said that should not be an issue given the location and what is currently there.

Sheryl Dekker looked up to see if there would need to be a conditional use permit granted after the zone change. It was clarified that in the LI zone, the applicant would not need a conditional use permit.

Gordon Chatland made a motion to forward the application to the Board of Millard County Commissioners with a favorable recommendation for application # Z-2011-01. Joyce Barney SECONDED the motion. The voting was unanimous in the affirmative.

5. OTHER BUSINESS

There was none.

6. Possible Closed Meeting Pursuant to Utah Code Annotated Section 52-4-4&5

There was none.

7. Adjourn

Gary Walker made a MOTION to adjourn. Gordon Chatland SECONDED the motion. The voting was unanimous in the affirmative.

Robin Smith, Chairman
Millard County Planning Commission