

PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 1993

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Dale Roper	Commission Member
Sharlynn Goold	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Richard Waddingham	City Attorney

Chairman Taylor called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mr. Taylor stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, KNAK Radio Station, and to each member of the Planning and Zoning Commission two days prior to the meeting.

MINUTES

The proposed minutes of a Planning Commission Meeting held November 19, 1992, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Commission Member Gayle Bunker MOVED that the minutes be approved as presented. The motion was SECONDED by Russell Jones. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

COUNCIL MEMBER GAYLE BUNKER: PROPOSED LANGUAGE CHANGE TO DELTA CITY ZONING ORDINANCE REGARDING RURAL RESIDENTIAL ZONES

Chairman Taylor asked Council Member Gayle Bunker to present a proposed language change to the Delta City Zoning Ordinance regarding Rural Residential Zones.

Council Member Gayle Bunker presented a proposed Ordinance prepared by Attorney Richard Waddingham entitled:

ORDINANCE NO. 93-

AN ORDINANCE OF THE CITY COUNCIL OF DELTA, UTAH AMENDING THE APPENDIX TO THE RURAL RESIDENTIAL ZONE TO INCORPORATE CERTAIN QUALIFYING REGULATIONS AND SPECIAL CONDITIONS FOR KEEPING ANIMALS AND FOWL FOR PERSONAL USE OR FAMILY FOOD PRODUCTION (NOT FOR COMMERCIAL USE).

Discussion was held regarding the proposed ordinance after which Attorney Waddingham addressed the Planning Commission and discussed his concerns.

Attorney Waddingham explained that he feels that it would be difficult to enforce the Qualifying Regulations stated in the aforementioned ordinance. He felt that these items should be listed as Conditional Uses requiring property owners to come before the Planning Commission to present a plan for their animals and property uses prior to obtaining a Conditional Use Permit.

Attorney Waddingham also recommended that if the "Location of Buildings or Structures for Animals" restrictions cause an undue burden on a property owner they may apply for a Variance from the Board of Adjustment.

Attorney Waddingham will prepare a draft ordinance with the changes discussed to be presented at the next regular Planning Commission Meeting.

Following lengthy discussion Commission Member Gayle Bunker MOVED to make the Keeping Animals and Fowl For Personal Use Or Family Food Production a Conditional Use in a Rural Residential Zone and to instruct Attorney Waddingham to prepare an ordinance stating those conditions and requirements. The motion was SECONDED by Commission Member Pauline Warner. Chairman Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

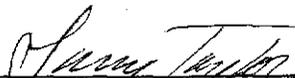
OTHER BUSINESS

Chairman Taylor explained that Rick Moultrie's and Sharlyn Goold's Commission terms expired the first Monday in February 1993. Sharlyn Goold was filling Gary Church's term but Rick Moultrie has filled a four-year term.

Rick Moultrie agreed to serve another term. Gayle Bunker will contact Sharlyn Goold to see if she will serve another term.

Commission Member Gayle Bunker said that the Planning Commission may need to amend the Subdivision Ordinance to make allowances for curb, gutter and sidewalk improvements in a Rural Residential Zone.

Chairman Taylor asked if there were any comments or questions or items to be discussed. There being none, Commission Member Pauline Warner MOVED to adjourn. The motion was SECONDED by Commission Member Gayle Bunker. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Taylor declared the meeting adjourned at 8:55 p.m.



LARRY TAYLOR, Chairman



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 3-18-93