

DELTA CITY PLANNING & ZONING COMMISSION
MAY 8, 2002

PRESENT

Phil Sabey	Chairman
Robert Droubay	Commission Member
Dan Sperry	Commission Member
Joe Young	Commission Member

ABSENT

Brent Berkley	Commission Member
Garry Christensen	Commission Member
Joyce Moody	Commission Member

ALSO PRESENT

Neil Forster	Zoning Officer
Alan Riding	Asst. Public Works Director
Peggy Overson	City Resident
Joe & Deb Bryant	City Residents

Chairman Phil Sabey called the meeting to order at 7:13 p.m. He stated that notice of the 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.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held April 3, 2002 were presented for consideration and approval. Following review, Commission Member Robert Droubay MOVED to approve the minutes of the Planning & Zoning Meeting held April 3, 2002, as presented. The motion was SECONDED by Commission Member Joe Young. 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.

BUSINESS

JOE AND DEB BRYANT: PROPOSED ONE LOT SUBDIVISION LOCATED AT APPROXIMATELY 286 SOUTH 150 WEST (HUMPHRIES ONE LOT SUBDIVISION)

Chairman Sabey reported that he had driven by the proposed one lot subdivision and noted that the parcel is located in an R-1-B zone and that the lot complies with the minimum frontage and lot

size for that zone; the property is located on an alley and there is no curb, gutter, or sidewalk on the property at this time. Commission Member Robert Droubay recommended that an Off Site Agreement be required in order to guarantee owner participation in the cost of any future curb, gutter or sidewalk improvements to be made in that area. Commission Member Joe Young questioned the exclusion of a small portion of property on the north side of the lot requested for subdivision. Mr. and Mrs. Bryant explained that, when Mr. Edwards did the plat map, he was not aware that the small piece of property on the north was to be included in the one lot subdivision. Mr. Edwards is currently working on a revised plat map which will include the north 66.00 ft. by 72.50 ft. portion. Following discussion, Commission Member Robert Droubay MOVED to recommend to the City Council that a public hearing be set for the purpose of receiving public comment regarding the proposed one lot subdivision, located at approximately 289 South 150 East (Humphries One Lot Subdivision), as requested by Joe and Deb Bryant, with the conditions that (1) the plat be redrawn to include the north 66.00 ft. X 72.50 ft. parcel, including extension of the utility easement around the entire property and, (2) that an Off Site Improvement Agreement be signed guaranteeing owner participation in the cost of any future curb, gutter and sidewalk improvements on the property and, further, to recommend that the proposed one lot subdivision be approved with the conditions set forth above. The motion was SECONDED by Commission Member Dan Sperry. 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 PHIL SABEY: ESTABLISH DEFINITIONS AND RESTRICTIONS FOR BILLBOARD ADVERTISING WITHIN DELTA CITY LIMITS.

Following extensive discussion regarding sizes, types, and locations of signs, including discussion from the viewpoint of residents, business people and zoning enforcement, the Commission determined the following recommendations be made to the City Council:

R-1-B Zone

No business signs allowed. Only "For Sale," "For Rent" and Campaign signs of a size not to exceed six square feet.

R-2 & R-3 Zones

Attached On Premises signs allowed of size not to exceed sixteen square feet.
Detached On Premises signs allowed with maximum height of three feet from ground to top of sign and maximum size not to exceed twelve square feet.
Off Premises signs not permitted.

R-4 Zone

Attached On Premises signs allowed of a size not to exceed sixty-four square feet.

Detached On Premises signs allowed of a size not to exceed a maximum height of three feet above ground to top of sign and a maximum size of twenty-four square feet, so long as set back requirements are met. Detached On Premises signs placed behind minimum set back are not to exceed a maximum size of thirty-two square feet.

Off Premises signs not allowed.

R-D Zone

Same requirement as R-2 and R-3

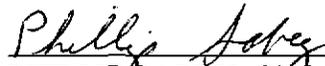
R-R Zone

Same requirement as R-2 and R-3

The Planning & Zoning Commission is requesting an opinion from the City Attorney regarding whether a sign painted on a building would be classified as a sign or a billboard.

Commission Member Robert Droubay MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dan Sperry. Chairman Sabey asked if there were any other comments or questions, there being none, he called for a vote. The motion passed unanimously.

Chairman Sabey declared the meeting adjourned at 8:50 p.m.


PHILLIP SABEY, Chairman


Karen Johnson, Planning & Zoning Commission

MINUTES APPROVED: P & Z 06-05-02