

DELTA CITY PLANNING & ZONING COMMISSION MEETING  
JUNE 5, 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
Joseph Young	Commission Member

ABSENT

None

ALSO PRESENT

Neil Forster	Zoning Officer
Alan Riding	Asst. Zoning Officer
Karen Johnson	Secretary
William Russell Carlson	City Resident
Treva Carlson	City Resident
Peggy Overson	City Resident/Business Owner
Kurt Sorensen	City Resident
Linda Sorensen	City Resident
Vickie Judkins	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 and 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.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held May 8, 2002 were presented for consideration and approval. Following review, Commission Member Joseph Young MOVED to approve the minutes of the Planning & Zoning Commission Meeting held May 8, 2002, as presented. The motion was SECONDED by Commission Member Brent Berkley. 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

WILLIAM RUSSELL CARLSON: REQUEST FOR TWO LOT SUBDIVISION LOCATED AT APPROXIMATELY 688 EAST 450 SOUTH AND 724 EAST 450 SOUTH

Mr. Carlson told the Commission that he would like to divide two building lots from his property located on 450 South. Chairman Sabey advised Mr. Carlson that, inasmuch the request is for two lots, he would be required to comply with the same requirements as a full subdivision; i.e., all lots must be improved, including streets, utilities, curb, gutter, sidewalk, etc. Mr. Carlson asked if he could do a single lot subdivision and was advised that he could. Mr. Carlson then asked if he could subdivide the second lot at a later date and was advised that, at the time that the second lot is subdivided, he would be required to plan for streets, utilities, etc.

Zoning Officer Neil Forster advised Mr. Carlson that the Delta City Zoning Ordinance requires a legal building lot to have minimum 100 foot frontage on an improved city street. Neighbors in the vicinity of the proposed Carlson two lot subdivision asked questions regarding lot size and zoning restrictions in the area.

Following lengthy discussion of the subdivision requirements, Mr. Carlson withdrew his request for a two lot subdivision and stated that he would submit an alternate request at a later date. Commission Member Brent Berkley MOVED to accept the withdrawal of Mr. Carlson's request for a two lot subdivision. 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

Commission Members reviewed the sign restrictions which had been agreed upon during the previous meeting, including restrictions for all residential zones. Commission Members then discussed what sign restrictions should be set for agricultural, industrial and commercial zones. 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 that the following recommendations be made to the City Council:

**A-1-B Zone:**

**Attached On-Premises** signs allowed of a size not to exceed sixteen square feet.

**Detached On-Premises** signs allowed with a 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.

- A-5 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 from ground to top of sign and a maximum size of twenty-four square feet, so long as set back requirements are met.  
                                      **Off-Premises** signs not permitted.
- C-B Zone:**                    **Attached On-Premises** signs allowed of a size not to exceed the size of the building.  
                                      **Detached On-Premises** signs allowed of a size not to exceed three hundred square feet per side.  
                                      **Off-Premises** signs allowed of a size not to exceed sixty-four square feet per side.
- C-D Zone:**                    **Attached On-Premises** signs allowed of a size not to exceed the size of the building.  
                                      **Detached On-Premises** signs allowed of a size not to exceed three hundred square feet per side.  
                                      **Off-Premises** signs allowed of a size not to exceed three hundred square feet.
- I-1 Zone:**                    **Attached On-Premises** signs allowed of a size not to exceed the size of the building.  
                                      **Detached On-Premises** signs allowed of a size not to exceed three hundred square feet per side.  
                                      **Off-Premises** signs allowed of a size not to exceed three hundred square feet.
- I-D Zone:**                    **Attached On-Premises** signs allowed of a size not to exceed the size of the building.  
                                      **Detached On-Premises** signs allowed of a size not to exceed three hundred square feet per side.  
                                      **Off-Premises** signs allowed of a size not to exceed three hundred square feet.

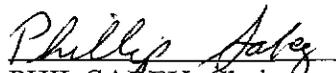
Commission Member Berkley suggested that political campaign signs, up to a specific size, be included in the list of signs which do not require permits. Chairman Sabey suggested that any political campaign signs which are erected have a clean up fee attached to them in order to assure the removal of the signs after the elections. Assistant Zoning Officer Alan Riding noted that the Zoning Ordinance currently restricts any free standing signs in any public right of way, except those traffic control and direction devices. . . approved . . . by the jurisdiction over the public right-of-way.

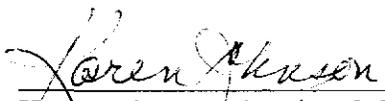
Commission Member Berkley suggested that this restriction could be amended to include "any public property or public right-of-way." He also suggested that political campaign signs be limited to a size not to exceed six (6) square feet.

It was determined that the sign restrictions agreed upon at this meeting, as well as those discussed at the Planning & Zoning Commission Meeting held May 9, 2002 would be forwarded to the City Council for their use in amending the current ordinance governing signs within the Delta City limits. In addition, Commission Members requested that Commission Member Robert Droubay obtain a legal opinion from City Attorney Richard Waddingham regarding the classification of a sign which is painted on a building.

Council Member Dan Sperry MOVED to adjourn the meeting. 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.

Chairman Sabey declared the meeting adjourned at 8:55 p.m.

  
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PHIL SABEY, Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 08-07-02