

DELTA CITY PLANNING & ZONING COMMISSION
AUGUST 6, 2003

PRESENT

Brent Berkley	Chairman
Robert Droubay	Commission Member
William Keel	Commission Member
David Styler	Commission Member
Joe Young	Commission Member

ABSENT

Vance Bishop	Commission Member
Joyce Moody	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Russell & Cindy Greathouse	Area Residents
Eric Mooney	City 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 and had been provided to the Millard County Chronicle/Progress and to each member of the Planning & Zoning Commission at least two days prior to the meeting.

Chairman Berkley stated that he had a conflict and needed to attend a meeting in Fillmore. Chairman Berkley stated that he would temporarily vacate the chair for this meeting and appointed Commission Member Robert Droubay to act as Chairman Pro Tempore for this meeting. Chairman Berkley asked if there was any objection to this appointment. There being no objection, Chairman Berkley left the meeting and Commission Member Robert Droubay acted as Chairperson.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held July 2, 2003 were presented for consideration and approval. Following review, Commission Member David Styler MOVED to approve the minutes of the Planning & Zoning Commission held July 2, 2003, as presented. The motion was SECONDED by Commission Member William Keel. Chairman Pro Tempore Droubay 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: PRELIMINARY PLAT FOR GREATHOUSE SUBDIVISION LOCATED AT APPROXIMATELY 850 TO 1000 EAST 750 NORTH

Mr. Greathouse reviewed the proposed preliminary plat for a rural residential subdivision located at approximately 850 to 1000 East 750 North. Zoning Officer Alan Riding explained that the preliminary plat should include utility easements, show water and sewer mains, storm drains and indicate placement of fire hydrants. Mr. Greathouse asked Commission Members to review the drawing provided and indicated that, if the drawing meets with approval of the Commission, he will provide a completed preliminary plat, showing all those items mentioned by Zoning Officer Riding, for approval at the next meeting of the Planning & Zoning Commission.

Chairman Pro Tempore Droubay indicated that, prior to approval, City Attorney Richard Waddingham will need to prepare an addendum to allow one-half acre lots in the rural residential zone. Zoning Officer Riding noted that City Attorney Waddingham should have the addendum ready for the next meeting of the City Council. Zoning Officer Alan Riding advised the Commission that it needs to be determined whether Mr. Greathouse will be required to pay the subdivision fees on the entire project at this time or whether he can pay the subdivision fees at the time each phase is approved for development. Chairman Pro Tempore Droubay felt that any decision to delay payment of subdivision fees should be made by the City Council, not by the Planning & Zoning Commission.

Following discussion, Commission Member Joe Young MOVED to initiate a zone change application, from Agricultural Zone A-1 (one acre) to Rural Residential (R-R), for the property located at approximately 850 to 1000 East 750 North. The motion was SECONDED by Commission Member David Styler. Chairman Pro Tempore Droubay asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Following further discussion, Commission Member David Styler MOVED to approve the preliminary plat as presented, with the conditions that all utility easements, contours, water and sewer mains, storm drains and placement of fire hydrants be included on the preliminary plat by the next meeting of the Planning & Zoning Commission, along with the addendum to be prepared by City Attorney Richard Waddingham referring to lot size allowed in the rural residential zone and with the arena being approved as a conditional use on the property. The motion was SECONDED by Commission Member William Keel. Chairman Pro Tempore Droubay asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ERIC AND VINCE MOONEY: PROPOSED SUBDIVISION LOCATED AT APPROXIMATELY 207 SOUTH 200 EAST

Eric Mooney explained that he is requesting approval for himself and his brother to subdivide their lots in order to sell the subdivided parcels for building lots. When the brothers purchased the lot,

it was one parcel, which they subdivided at that time. Chairman Pro Tempore Droubay asked Zoning Officer Riding for his comments regarding the proposed subdivision. Zoning Officer Riding noted that the proposed subdivision plat does not show utility easements or location of existing water and sewer lines and any proposed extensions of water and sewer service. In addition, there is no water or sewer service available to the southeast lot, i.e. the lot located on 250 East. Zoning Officer Riding also indicated that curb, gutter and sidewalk improvements should be addressed in the subdivision. Mr. Mooney was advised that, in order to do this second subdivision on this property, he would be required to provide curb, gutter and sidewalk improvements installed prior to sale of the lot.

Following lengthy discussion, Commission Member David Styler MOVED to table further discussion of this matter until the next meeting of the Planning & Zoning Commission in order to allow Commission Members to further study the proposed subdivision to determine what options may be available and to instruct Mr. Mooney to have the additional information requested incorporated into his subdivision plat drawing. The motion was SECONDED by Commission Member William Keel. Chairman Pro Tempore Droubay asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

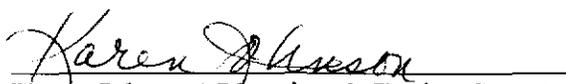
CHAIRMAN BRENT BERKLEY: DRAFT ORDINANCE REGARDING USE OF SHIPPING / CARGO CONTAINERS AS STORAGE SHEDS

Due to the absence of Chairman Berkley, this matter will be placed on the agenda for the next meeting of the Planning & Zoning Commission.

Chairman Pro Tempore Droubay asked if there were any other comments or questions. There being none, Commission Member David Styler MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Joe Young. Chairman Pro Tempore Droubay asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Pro Tempore Droubay declared the meeting adjourned at 8:25 p.m.


ROBERT DROUBAY, Chairman Pro Tempore


Karen Johnson, Planning & Zoning Secretary