

DELTA CITY PLANNING & ZONING COMMISSION
OCTOBER 1, 2003

PRESENT

Brent Berkley	Chairman
Vance Bishop	Commission Member
Robert Droubay	Commission Member
David Styler	Commission Member
Joe Young	Commission Member

ABSENT

William Keel	Commission Member
Joyce Moody	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Michael Mooney	Area Resident
Karen Johnson	Planning & Zoning Secretary

Chairman Berkley called the meeting to order at 7:00 p.m. He stated that notice of the time, place and agenda had been posted at the City Building and had been provided to the Millard County Chronicle/Progress, 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 September 3, 2003 were presented for consideration and approval. Commission Member Robert Droubay requested correction of a typographical error on Page 3. Commission Member Joe Young MOVED to approve the minutes of the Planning & Zoning Commission Meeting held September 3, 2003, as corrected. The motion was SECONDED by Commission Member Vance Bishop. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

MICHAEL MOONEY: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW HOME BASED BUSINESS, RESIDENCE, AND/OR COMMERCIAL RENTAL/LEASE OCCUPANCY ON PROPERTY LOCATED AT APPROXIMATELY 239 NORTH HIGHWAY 6

Michael Mooney told the Commission that he would like to make an offer to purchase property located at 239 North Highway 6, but wants to make certain that the property could be used as a

residence, as a home business and also as a commercial rental/lease property in the future. The property has previously been used as a residence and as a dental office. In the near future, Mr. Mooney would be interested in using the property as a residence with a possible home based business. He would like to be able to rent or lease the property, at some time in the future, as either a residence or business property.

Following discussion, Commission Member David Styler MOVED to approve a Conditional Use Permit for Michael Mooney to allow use of the property located at approximately 239 North Highway 6, as a residence for the term of his ownership. The motion was SECONDED by Commission Member Robert Droubay. Chairman Berkley 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: SET PUBLIC HEARING REGARDING AN AMENDMENT TO THE SUBDIVISION ORDINANCE WITH REGARD TO WAIVER OF CURB, GUTTER AND SIDEWALK REQUIREMENTS, IN CERTAIN CIRCUMSTANCES, IN THE RURAL RESIDENTIAL ZONE

Chairman Berkley noted that a public hearing on this matter had been scheduled at the previous meeting but notice of the public hearing was not published so a new date for public hearing needs to be set.

Commission Member Vance Bishop MOVED to set a public hearing on Wednesday, November 5, 2003, at 6:45 p.m., for the purpose of receiving public comment regarding a proposed amendment to the subdivision ordinance with regard to waiver of curb, gutter and sidewalk requirements, in certain circumstances, in the Rural Residential zone. The motion was SECONDED by Commission Member Joe Young. Chairman Berkley 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

Chairman Berkley told Commissioners that City Attorney Richard Waddingham had not been able to get the draft ordinance prepared for consideration at this meeting.

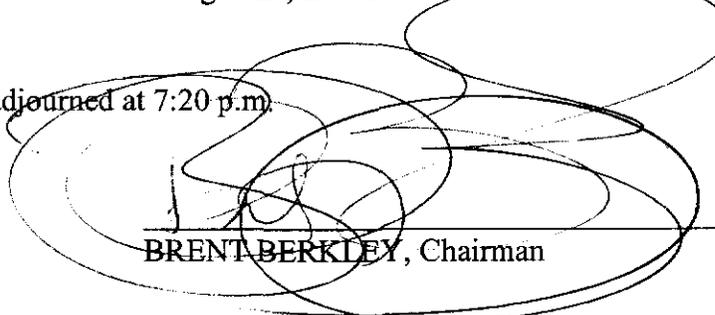
Commission Member Joe Young MOVED to table discussion of this matter until the next meeting of the Planning & Zoning Commission. The motion was SECONDED by Commission Member Robert Droubay. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Zoning Officer Alan Riding told the Commission that Delta City needs to adopt an annexation policy and requested that Commissioners make a recommendation to the City Council as to whether the procedure outlined in the Utah State Code should be adopted or if Delta City should adopt a more

restrictive procedure. Chairman Berkley requested that this matter be placed on the agenda for discussion at the next Planning & Zoning Commission meeting.

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

Chairman Berkley declared the meeting adjourned at 7:20 p.m.



BRENT BERKLEY, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 11-05-03