

DELTA CITY PLANNING & ZONING COMMISSION MEETING
NOVEMBER 5, 2003

PRESENT

Brent Berkley	Chairman
Vance Bishop	Commission Member
William Keel	Commission Member
David Styler	Commission Member

ABSENT

Robert Droubay	Commission Member
Joyce Moody	Commission Member
Joe Young	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Marjorie Riding	Prospective Commission Member

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.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held October 1, 2003 were presented for consideration and approval. Following review, Commission Member Vance Bishop MOVED to approve the minutes of the Planning & Zoning Commission Meeting held October 1, 2003, as presented. The motion was SECONDED by Commission Member David Styler. 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

CHAIRMAN BRENT BERKLEY: PROPOSED AMENDMENT TO THE DELTA CITY SUBDIVISION ORDINANCE REGARDING WAIVER OF CURB, GUTTER AND SIDEWALK REQUIREMENTS, IN CERTAIN CIRCUMSTANCES, IN THE RURAL RESIDENTIAL ZONE

Commission Members discussed the language of the proposed amendment to the subdivision ordinance and determined that the language sufficiently limited the circumstances under which a waiver of curb, gutter and sidewalk requirements would be allowed. Commission Members also noted that, while the proposed amendment allows the Planning & Zoning Commission the latitude

to use discretion in recommending that waivers be granted, the decision of the Planning & Zoning Commission would only be a recommendation to the City Council, which would then have the final decision as to whether or not the waiver would be granted. In addition, the proposed amendment only allows waivers in the rural residential zone, and only under certain circumstances.

Following lengthy discussion of the proposed amendment, Commission Member David Styler MOVED to recommend to the City Council that a public hearing be held regarding the proposed amendment to the Delta City Subdivision Ordinance regarding the waiver of curb, gutter and sidewalk requirements, in certain circumstances, in the rural residential zone and, further, to recommend that the proposed amendment be approved by the City Council. 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.

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

Commission Members discussed a proposed change to the draft ordinance which would involve allowing the Planning & Zoning Commission to grant extensions of conditional use permits for construction trailers which will be used on construction sites for a period exceeding the six month limit allowed. It was determined that, inasmuch as the conditional use permit is issued by the Planning & Zoning Commission, they should be the body charged with extending the period of time during which the conditional use is allowed.

Following discussion, Commission Member William Keel MOVED to recommend to the City Council that the proposed ordinance regarding the use of shipping / cargo containers as storage sheds be approved, with the change which was previously discussed. The motion was SECONDED by Commission Member David Styler. 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: ANNEXATION POLICY

Chairman Berkley noted that Commission Members had previously discussed the possibility of adopting the annexation policies set forth in the Utah State Code as the Delta City Annexation Policy. Chairman Berkley also stated that Commission Members had received a copy of the state code relating to annexation policies for their review. Commission Members discussed the requirements set forth in the state code and the present status of the Delta City General Plan. Commission Members felt that it was not necessary to make the Delta City Annexation Policy more restrictive than what is required by the Utah State Code.

Following discussion, Commission Member Vance Bishop MOVED to recommend to the City Council that City Attorney Richard Waddingham be instructed to draft an annexation policy which

is consistent with the requirements of the Utah State Code. The motion was SECONDED by Commission Member David Styler. 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.

Commission Member David Styler MOVED to adjourn the meeting. The motion was SECONDED by Commission Member William Keel. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, Chairman Berkley called for a vote. The motion passed unanimously.

Chairman Berkley declared the meeting adjourned at 7:50 p.m.

BRENT BERKLEY, Chairman

Karen Johnson, Planning & Zoning Commission Secretary

MINUTES APPROVED: P & Z 02-04-04