

DELTA CITY PLANNING & ZONING COMMISSION MEETING

MAY 5, 2004

PRESENT

Vance Bishop	Chairman
Robert Banks	Commission Member
William Keel	Commission Member
Marjorie Riding	Commission Member
David Styler	Commission Member
Joe Young	Commission Member

ABSENT

R. Dale Roper	Commission Member
Alan Riding	Zoning Officer

ALSO PRESENT

Karen Johnson	Planning & Zoning Secretary
Ken Clark	Asst. Zoning Officer
Steve & DeNean Wilstead	City Residents
Dean Wilstead	City Resident
J. Craig Bott, Esq.	Utah Local Governments Trust

Chairman Bishop called the meeting to order at 6:30 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 Bishop advised those in attendance that Zoning Officer Alan Riding is ill and asked to be excused from this meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held April 7, 2004 were presented for consideration and approval. Following review, Commission Member Joe Young MOVED to approve the minutes of the Planning & Zoning Commission Meeting held April 7, 2004, as presented. The motion was SECONDED by Commission Member William Keel. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

STEVE AND DENEAN WILSTEAD: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW BOARDING / TRAINING / KEEPING OF UP TO THREE HORSES ON PROPERTY LOCATED AT APPROXIMATELY 212 SOUTH MANZANITA AVENUE

Mr. Wilstead explained that, when purchasing his property at 212 South Manzanita Avenue, he was under the impression that horses were allowed on the property, inasmuch as there were horses grazing on adjacent properties. At present, the Wilstead's horses are housed at the Millard County Fair facility, located across the street from his home. With summer activities coming up, it is necessary for him to find another location for the horses due to the fair facility being used more heavily in the summer than during winter months. Mr. Wilstead stated that he owns 2 ½ acres, which would provide adequate space for three horses.

Chairman Vance Bishop noted that the property is currently designated as Residential Development, which indicates that the area should be reserved for residential development rather than agricultural, rural or commercial development. The only zone which allows animals is the Rural Residential Zone. Commission Members suggested that Mr. and Mrs. Wilstead make application to change the zoning on his property to Rural Residential, which would then allow keeping animals on the property. Mr. Wilstead expressed concern regarding the length of time required to obtain a zone change and his time constraints in finding alternate housing for his horses.

Following lengthy discussion, Commission Member William Keel MOVED to table further discussion of this matter until the next meeting of the Planning & Zoning Commission when Zoning Officer Riding is in attendance. The motion was SECONDED by Commission Member Robert Banks. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

J. CRAIG BOTT, UTAH LOCAL GOVERNMENTS TRUST: TRAINING SESSION FOR PLANNING & ZONING COMMISSION MEMBERS

J. Craig Bott, Esq., Manager of Training and Regulatory Affairs for Utah Local Governments Trust, presented a training session for Commission Members which included review of Utah State Code sections outlining responsibilities of the Planning & Zoning Commission. Mr. Bott also discussed how the Planning & Zoning Commission is to carry out their responsibilities in the community and, following his presentation, answered questions from Commission Members.

Following Mr. Bott's presentation, Chairman Bishop asked if there were any other items to be discussed. There being none, Commission Member Joe Young MOVED to adjourn. The motion was SECONDED by Commission Member Marjorie Riding. Chairman Bishop asked if there were

any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 8:20 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 06-02-04