

DELTA CITY PLANNING & ZONING COMMISSION  
JULY 8, 2004

PRESENT

|               |                   |
|---------------|-------------------|
| Vance Bishop  | Chairman          |
| William Keel  | Commission Member |
| R. Dale Roper | Commission Member |
| David Styler  | Commission Member |
| Joe Young     | Commission Member |

ABSENT

|                 |                   |
|-----------------|-------------------|
| Robert Banks    | Commission Member |
| Marjorie Riding | Commission Member |

ALSO PRESENT

|                        |                             |
|------------------------|-----------------------------|
| Alan Riding            | Zoning Officer              |
| Karen Johnson          | Planning & Zoning Secretary |
| Grant & Louise Nielson | City Residents              |
| Mitchell Myers         | City Resident               |
| Joseph Myers           | City Resident               |

Chairman Bishop 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 June 2, 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 June 2, 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

MITCHELL MYERS / JOSEPH MYERS: SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 86 SOUTH WHITE SAGE AVENUE

Mr. Mitchell Myers stated that, when he deeded a portion of his property to his son, he was not aware that a subdivision was required in a commercial zone. He was advised by City Attorney

Richard Waddingham that a subdivision was required and made application for a subdivision on the property. Mr. Myers provided Commission Members with a copy of a plat showing the lot which was subdivided from his property.

Following review, Commission Member R. Dale Roper MOVED to recommend to the City Council that Mr. Myers single lot subdivision, located at approximately 86 South White Sage Avenue, be approved subject to Mr. Myers having the plat redrawn to include those requirements set forth in the Delta City Subdivision Ordinance. The motion was SECONDED by Commission Member Joe Young. 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.

MITCHELL MYERS / JOSEPH MYERS: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RESIDENCE IN COMMERCIAL BUILDING LOCATED IN A COMMERCIAL ZONE AT APPROXIMATELY 86 SOUTH WHITE SAGE AVENUE

Mr. Myers noted that there was originally no intent to have living quarters in the dental office and it came about as a temporary housing solution. Chairman Bishop stated that the zoning ordinance allows for residential dwellings in businesses in the Central Business zone and the Highway Commercial zone as a conditional use. Commission Members felt that the residence included in the dental office fits the regulations for a conditional use.

Commission Member Joe Young MOVED to approve a Conditional Use Permit for Joseph Myers to allow a residential dwelling in a dental office located at approximately 86 South White Sage Avenue, with the condition that they comply with all applicable federal, state and local regulations. 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.

GRANT NIELSON: TOPAZ CONDOMINIUMS PHASE THREE

Mr. Nielson stated that he believed that he had obtained approval for all phases of his planned unit development when he applied for approval of the original plat. He later found that he had obtained approval for the planned unit concept but was required to obtain additional approval for each phase of the project. At this time, Phase Three has been completed and is ready to be occupied but he cannot get required signatures on the final plat until he gets Planning Commission and City Council approval.

Following review, Commission Member David Styler MOVED to recommend to the City Council that Topaz Condominiums Phase Three be approved. The motion was SECONDED by Commission Member Joe Young. 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.

GRANT NIELSON: TOPAZ CONDOMINIUMS PHASE FOUR

Mr. Nielson distributed copies of a plat map for Topaz Condominiums Phase Four to Commission Members. He stated that Phase Four will be custom built to the requirement of those who wish to purchase the units.

Following review, Commission Member Dave Styler MOVED to recommend to the City Council that Topaz Condominiums Phase 4 be approved, subject to compliance with all final plat requirements set forth in the zoning ordinance. 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.

CITY ATTORNEY RICHARD WADDINGHAM: ANNEXATION POLICY PROCEDURE

In the absence of City Attorney Richard Waddingham, Commission Member R. Dale Roper MOVED to table discussion of this item until the next meeting to allow City Attorney Waddingham to be in attendance. The motion was SECONDED by Commission Member Joe Young. 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.

ZONING OFFICER ALAN RIDING: REVIEW OF PROPOSED ZONING FOR DEVELOPMENT ZONES

Zoning Officer Alan Riding discussed those areas of Delta City which are currently designated as development zones and suggested that Commission Members assist him in reviewing the areas to determine what zone designations should be assigned. Following discussion, Commission Members decided to begin the process of assigning zone districts by concentrating on one particular area until it is determined how zone boundaries should be drawn in that area, then follow the same process with other areas. The first area of focus will be south of Main Street between 400 East and 100 West. Enlarged maps of that area will be provided to Commission Members for study prior to the next meeting.

Zoning Officer Alan Riding reported that Marjorie Riding has asked to be replaced due to health problems. Zoning Officer Riding stated that he has advised Mayor Bunker and has contacted Dana Rempp to replace Mrs. Riding as a member of the Planning & Zoning Commission.

Commission Member Joe Young advised Commission Members that he is tendering his resignation from the Planning & Zoning Commission effective immediately due to his accepting a position as Director of the technical program at Northern Pioneer College in Snowflake, Arizona. He will be moving from the area within the next few weeks.

Commission Member R. Dale Roper MOVED to adjourn the meeting. 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.

Chairman Bishop declared the meeting adjourned at 8:10 p.m.

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, Planning & Zoning Commission Secretary

MINUTES APPROVED: P&Z 08-12-04