

DELTA CITY PLANNING & ZONING COMMISSION MEETING  
AUGUST 12, 2004

PRESENT

Vance Bishop	Chairman
Robert Banks	Commission Member
Dana Rempp	Commission Member
R. Dale Roper	Commission Member
David Styler	Commission Member

ABSENT

William Keel	Commission Member
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ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary

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 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 July 8, 2004 were presented for consideration and approval. Following review, Commission Member Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Meeting held July 8, 2004, as presented. The motion was SECONDED by Commission Member David Styler. 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

ROBERT DROUBAY: NOTCH PEAK SUBDIVISION AMENDED PLAT

In the absence of Mr. Droubay, Zoning Officer Alan Riding explained that it was determined that a neighboring home was located twenty feet further to the west than was shown. For that reason, the plat has been redrawn showing the amended boundaries, which affects Lots 5 and 6. Subdivision dimensions and rights of way remain unchanged. It was felt that, even though the plat had not been recorded, the amendment should be reviewed and approved by both the Planning & Zoning Commission and the City Council. In addition, there will be a slight change in the location of the sewer line to allow for inclusion of a cul-de-sac in future development of the subdivision.

Following review, Commission Member David Styler MOVED to approve the revised Notch Peak

View Subdivision Final Plat and recommend to the City Council that the plat be approved. 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.

ZONING OFFICER ALAN RIDING: REVIEW PROPOSED ZONING FOR DEVELOPMENT DISTRICTS

Zoning Officer Alan Riding presented his proposal for rezoning of the residential and commercial development areas located from approximately 100 West to 600 East, running from approximately Main Street to the southern boundaries of Delta City. The proposed zoning includes areas designated R-4 (Multiple Family Residential), R-2 (Single & Two Family Residential), C-B (Central Business), P/QP (Public/Quasi-Public) and R-D (Residential Development).

Following review, Commission Member Dale Roper MOVED to table discussion of this matter to allow Commissioners to review the proposed zone changes and visit the different areas outlined on the map. The motion was SECONDED by Commission Member Dana Rempp. 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 asked Commission Members if they would like him to prepare proposed zoning for another area currently designated as a development area. Commission Members requested that Zoning Officer Riding concentrate on the residential development zone in the White Sage Subdivision area. Commission Member David Styler suggested that members review one section of town each month until all development areas have been reviewed and suggestions made for zone changes.

CITY ATTORNEY RICHARD WADDINGHAM: ANNEXATION POLICY PROCEDURE

City Attorney Richard Waddingham provided copies of a proposed Delta City Master Annexation Policy Plan for review by Commissioners. Due to the length of the proposed plan, Commission Member Dale Roper MOVED to table discussion of this matter in order to allow time for Commission Members to study the proposed plan and be prepared to discuss it with City Attorney Waddingham. 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.

Zoning Officer Alan Riding noted that the Planning & Zoning Commission needs a new member to replace Joe Young and requested suggestions from Commissioners for names of individuals who could be asked to fill the vacancy.

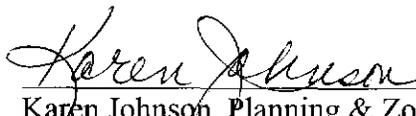
Chairman Bishop advised Commission Members that he had received a letter from the Utah League of Cities and Towns inviting planning commission members to attend the annual conference, held

on September 16<sup>th</sup> in Salt Lake City, to attend sessions specifically addressing planning and zoning issues. Chairman Bishop asked that copies of the letter and agenda be distributed to all commission members and urged all who could to plan to attend the sessions. Delta City will pay costs associated with attending the sessions.

Commission Member David Styler MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dale Roper. 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 7:35 p.m.

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 09-09-04