

DELTA CITY PLANNING & ZONING COMMISSION  
SEPTEMBER 9, 2004

PRESENT

David Styler	Vice Chairman
William Keel	Commission Member
Dana Rempp	Commission Member
R. Dale Roper	Commission Member
Liz Webb	Commission Member

ABSENT

Vance Bishop	Chairman
Robert Banks	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Richard Waddingham	City Attorney
Karen Johnson	Planning & Zoning Secretary

Vice-Chairman David Styler 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 August 12, 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 August 12, 2004, as presented. The motion was SECONDED by Commission Member William Keel. Vice Chairman Styler asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

CITY ATTORNEY RICHARD WADDINGHAM: PROPOSED ANNEXATION POLICY PROCEDURE

City Attorney Waddingham reviewed the contents of the proposed Annexation Policy Procedure, which sets forth the required procedures to be followed in order to annex property into Delta City. He advised Commission Members that the Annexation Policy Procedure was used years ago, then the law was changed to eliminate the requirement for it. Recently, the law was changed again to make the Annexation Policy Procedure a requirement for annexation.

City Attorney Waddingham discussed the procedure for adoption of the Annexation Policy. There will be an item on the agenda for the October meeting to allow the opportunity for affected entities to comment on the proposed policy. After the October meeting, a public hearing can be scheduled, at the time of the November meeting, to allow public comment regarding the proposed policy. Following the public hearing, the proposed policy can be forwarded to the City Council for their approval, following an additional public hearing being held by the City Council.

Following discussion of the proposed Annexation Policy Procedure, Commission Member William Keel MOVED to hold a public meeting to allow affected entities to comment on the proposed Annexation Policy Procedure in conjunction with the regular Planning & Zoning Commission Meeting to be held on Thursday, October 14, 2004. The motion was SECONDED by Commission Member Dale Roper. Vice Chairman Styler 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

Commission Members reviewed the proposed zoning recommended by Zoning Officer Alan Riding on development areas located south of Main Street between 100 West and 600 East. Following review, Commission Member Dale Roper MOVED to accept the suggested zoning as presented by Zoning Officer Alan Riding for development areas located south of Main Street between 100 West and 600 East. The motion was SECONDED by Commission Member William Keel. Vice Chairman Styler 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 outlined his proposed zoning for development districts located in the White Sage Subdivision area. Commission Members discussed the proposed zoning and determined that they would familiarize themselves with the areas shown on the map and make a decision at the next meeting.

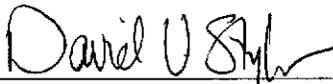
Commission Member Dale Roper MOVED to table further discussion of this matter until the next meeting to allow Commission Members to look at the affected areas prior to making a final decision. The motion was SECONDED by Commission Member Dana Rempp. Vice Chairman Styler asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Commission Members asked Zoning Officer Riding to provide proposed zoning for the development districts along Highway 6 for discussion at the next meeting.

Vice Chairman Styler asked if there were any comments, questions or other items to be discussed.

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

Vice Chairman Styler declared the meeting adjourned at 7:55 p.m.

  
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DAVID STYLER, Vice Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 10-14-04