

DELTA CITY PLANNING & ZONING COMMISSION MEETING  
NOVEMBER 10, 2004

PRESENT

Vance Bishop	Chairman
Robert Banks	Commission Member
William Keel	Commission Member
Dana Rempp	Commission Member
R. Dale Roper	Commission Member
Liz Webb	Commission Member

ABSENT

David Styler	Commission Member
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ALSO PRESENT

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

Chairman Bishop called the meeting to order at 7:00 p.m. He stated that notice of the meeting 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 13, 2004 were presented for consideration and approval. Commission Members Robert Banks and Dana Rempp noted that they were absent from the October 13, 2004 meeting. Following review, Commission Member Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Meeting held October 13, 2004, as corrected. 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.

BUSINESS

CHAIRMAN VANCE BISHOP: RECEIVE PUBLIC COMMENT REGARDING THE PROPOSED DELTA CITY ANNEXATION POLICY

City Attorney Richard Waddingham expressed concern that notice of the intent of the Planning & Zoning Commission to receive public comment regarding the proposed annexation policy was not mailed to all affected entities and felt that this matter should be tabled until the next regularly

scheduled meeting in order to allow sufficient time to publish notice fourteen days prior to the meeting and to mail notice to all affected entities.

Commission Member Dale Roper MOVED to table this agenda item until the next regularly scheduled meeting of the Planning & Zoning Commission in order to have notice of the meeting published and mailed to the affected entities. 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 VANCE BISHOP: PROPOSED DELTA CITY ANNEXATION POLICY

The concerns of City Attorney Waddingham, as expressed in the foregoing agenda item, also affect this item.

Commission Member Dale Roper MOVED to table further discussion of this matter until the next regularly scheduled meeting of the Planning & Zoning Commission. 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.

ZONING OFFICER ALAN RIDING: REVIEW PROPOSED RURAL RESIDENTIAL ZONE IN COMMERCIAL DEVELOPMENT ZONE LOCATED ALONG HIGHWAY 50 NEAR WHITE SAGE SUBDIVISION

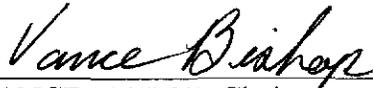
Zoning Officer Alan Riding advised Commissioners that they had previously discussed this development zone and had agreed that the zone should be changed to Highway Commercial. After discussing current uses of the area with Mayor Bunker and City Attorney Waddingham, it was determined that the zone should be changed to Rural Residential. The Rural Residential Zone designation would more closely match the majority of the current use of the property. In the event a property owner wanted to sell a portion of the property for commercial use at some point in the future, they could approach the Planning Commission for a zone change. The suggested zone change would encompass all of the property in the area which is currently being used for the care and feeding of horses. This zone change will not cause any existing property owner to be in violation of zoning ordinance provisions.

Following discussion, Commission Member Dale Roper MOVED to recommend to the City Council that a public hearing be set for the purpose of receiving public comment regarding the proposed zone changes for property currently located in development zones, as recommended by Zoning Officer Alan Riding. 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 asked if there were any other matters to be discussed at this time. There being

none, Commission Member William Keel MOVED to adjourn. The motion was SECONDED by Commission Member Robert Banks. Chairman Bishop called for a vote on the motion to adjourn. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 7:25 p.m.

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 12-09-04