

DELTA CITY PLANNING & ZONING COMMISSION MEETING
APRIL 14, 2005

PRESENT

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

ABSENT

None

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Robert Droubay	City Resident
Dean Draper	Millard Co. Chronicle/Progress

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 January 13, 2005 were presented for consideration and approval. Following review, Commission Member Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Meeting held January 13, 2005, as presented. 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.

BUSINESS

ROBERT DROUBAY: NOTCH PEAK VIEW SUBDIVISION, PHASE II FINAL PLAT

Mr. Droubay explained that he is ready to begin development on the second phase of his subdivision. Phase II is located directly north of Phase I and consists of three one-half acre lots and three one acre lots. Zoning Office Alan Riding suggested that the final plat be approved subject to

a requirement that an "as built" drawing be submitted to Delta City showing the actual location of water and sewer lines in the subdivision. Zoning Officer Riding also suggested that the Planning Commission consider amending the subdivision ordinance to require submission of "as built" drawings showing the actual location of water and sewer lines in all subdivisions.

Following review, Commission Member Dale Roper MOVED to approve the Notch Peak View Subdivision, Phase II Final Plat, subject to Mr. Droubay providing Delta City with drawings showing the actual location of water and sewer lines in the subdivision. 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.

Commission Member Dale Roper then MOVED to recommend that the Subdivision Ordinance be amended to include a requirement that Delta City be provided a drawing showing the actual location of water and sewer lines in all subdivisions. 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.

Chairman Bishop asked if there were any comments, questions or other items to be discussed. There being none, Commission Member Dana Rempp MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Liz Webb. Chairman Bishop called for a vote. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 7:20 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 07-14-05