

DELTA CITY PLANNING & ZONING COMMISSION MEETING  
DECEMBER 8, 2005

PRESENT

Vance Bishop	Chairman
Robert Banks	Commission Member
William Keel	Commission Member
R. Dale Roper	Commission Member
David Styler	Commission Member

ABSENT

Dana Rempp	Commission Member
Liz Webb	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Gayle Bunker	Mayor
Steve & Carol Broderick	Area Residents
Alma & Sephronia Broderick	Area Residents
Ralph Ross	Area Resident
Don Poulsen	Area Resident
Agripina Pichaco	Area Resident
Daniel Gallardo	Area Resident
Evelyn Rowlette	Area Resident
John & Jacquelyn Viula	City Residents
Robert Blair	Area Resident
Dean Draper	Millard County Chronicle/Progress
LeRoy Stephensen	Area 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 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 September 8, 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 September 8, 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.

The proposed minutes of a Planning & Zoning Commission Public Hearing held October 13, 2005 were presented for consideration and approval. Following review, Commission Member Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Public Hearing held October 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.

The proposed minutes of a Planning & Zoning Commission Meeting held October 13, 2005 were presented for consideration and approval. Following review, Commission Member Robert Banks MOVED to approve the minutes of the Planning & Zoning Commission Meeting held October 13, 2005, 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.

The proposed minutes of a Planning & Zoning Commission Public Meeting held November 11, 2005 were presented for consideration and approval. Following review, Commission Member Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Public Meeting held November 11, 2005, 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

#### CHAIRMAN VANCE BISHOP: REGULATIONS PERTAINING TO THE PROPOSED LYMAN ROW RESIDENTIAL (LRR) ZONE DESIGNATION FOR LYMAN ROW AREA

Chairman Bishop stated that the purpose of this meeting is to review the regulations pertaining to the proposed Lyman Row Residential zone designation and noted that letters had been provided to residents of the Lyman Row area advising them of the meeting and this discussion. Chairman Bishop turned the time over to Zoning Officer Alan Riding to review the proposed regulations.

Zoning Officer Alan Riding explained that, at a meeting held last month, the proposed annexation of the Lyman Row area into Delta City had been discussed and it was apparent that the greatest concern among Lyman Row residents was that city zoning regulations would make the current size and use of their properties non-conforming under Delta City ordinances. As a result of that meeting, an attempt has been made to create a zone specifically designed for the Lyman Row area, which would allow current lot sizes and uses without any change. Zoning Officer Riding asked for any suggestions for improving the proposed regulations to more closely follow current usage of property in the Lyman Row area.

There were questions regarding whether one-half or one-third of the assessed property value is required for annexation. Chairman Bishop read from Utah Code Annotated, Title 10, Chapter 2, Part 4 as follows:

“ . . . is equal in value to at least one-third of the value of all private real property within the area proposed for annexation, or if all the real property within the area proposed for annexation be owned by a public entity . . . ”

Chairman Bishop indicated that the annexation petition must be certified and the certification requires legal review. After the petition has been certified, it will be forwarded to the City Council for their consideration and approval, if deemed appropriate. Chairman Bishop reiterated that the purpose of this meeting is to review the stipulations and regulations proposed for the Lyman Row Residential zone designation, which will be added to the Delta City Zoning Ordinance, if approved. Effort has been made to create a zone which will allow all current uses to continue and to allow residents to continue using their property in the same way as it is currently being utilized. Chairman Bishop requested that those residents in attendance review their copies of the proposed regulations and, if any changes appear necessary, contact Zoning Officer Riding at the Delta City office.

Commission Member Dale Roper MOVED to table further discussion of this matter to allow the Lyman Row residents and Planning & Zoning Commissioners to further review the proposed regulations for the Lyman Row Residential zone designation. 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 Dale Roper MOVED to adjourn the meeting. The motion was SECONDED by Commission Member David Styler.

Chairman Bishop declared the meeting adjourned at 7:34 p.m.

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 01-12-06