

DELTA CITY PLANNING & ZONING COMMISSION MEETING
JANUARY 12, 2006

PRESENT

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

Chairman
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member

ABSENT

None

ALSO PRESENT

Alan Riding
Karen Johnson
Steve Pratt

Zoning Officer
Secretary
S.R. Pratt Construction

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 December 8, 2005 were presented for consideration and approval. Following review, Commission Member R. Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 8, 2005, as presented. 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

S. R. PRATT CONSTRUCTION: PROPOSED SUBDIVISION LOCATED BETWEEN 220 NORTH AND 250 NORTH AT APPROXIMATELY 470 EAST

Mr. Pratt advised Commission Members that he had provided a self-drawn plat of the proposed subdivision for their review to determine whether or not the proposal would meet the approval of Commission Members. If the proposal appears to substantially meet the requirements for a

subdivision, he will proceed to have the property surveyed and have a professionally prepared preliminary plat drawn for approval at a later date.

Commission Members discussed the necessity for including utility easements on the plats, whether cul-de-sac streets could be changed to through streets, lot sizes, curb, gutter, sidewalk, drainage and utility locations. It appeared that the proposed plan would meet subdivision requirements and Mr. Pratt was instructed to have a preliminary plat prepared by a licensed engineer, including those items mentioned, and submit it for approval at a future meeting of the Planning & Zoning Commission.

Zoning Officer Alan Riding called attention to copies of the Fillmore City Zoning Ordinance which had been provided to Commission Members for review. He stated that it has been difficult for he and City Attorney Richard Waddingham to find time to discuss amendments to the Delta City Zoning Ordinance but City Attorney Waddingham provided a copy of the Fillmore City Zoning Ordinance for discussion. Fillmore City recently went through an approximate six month process of updating their zoning ordinance and this copy is the result of their work. Zoning Officer Riding asked Commission Members to review the ordinance and be prepared to discuss proposed changes to the Delta City Zoning Ordinance at the next meeting. Zoning Officer Riding pointed out parts of the ordinance which he felt could be adopted for our use and others which he was not in favor of adopting.

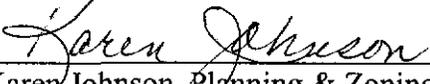
Chairman Bishop requested that this matter be placed on the agenda for discussion at the next meeting of the Planning & Zoning Commission and requested that City Attorney Waddingham attend the meeting at that time.

Chairman Bishop asked if there were any comments, questions or other items to be discussed. There being none, Commission Member R. Dale Roper MOVED to adjourn the meeting.

Chairman Bishop declared the meeting adjourned at 7:40 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 03-09-06