

DELTA CITY PLANNING & ZONING COMMISSION MEETING
MARCH 9, 2006

PRESENT

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

ABSENT

David Styler	Commission Member
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ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Richard Waddingham	City Attorney
Gregory Schafer	City Recorder

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 12, 2006 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 January 12, 2006, 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.

BUSINESS

CHAIRMAN VANCE BISHOP: WEST DELTA ANNEXATION-2006

Chairman Bishop asked Zoning Officer Alan Riding to discuss the revised boundaries and name change for the proposed annexation. Zoning Officer Riding stated that the original annexation proposal created an island in the area of Lyman Row and some of the businesses along Highway 6

& 50. Since that time, other property owners have been contacted, resulting in additional property owners signing the annexation petition. Owners of approximately sixty-three percent of the land value have now signed to be a party to the annexation. The land area owned by property owners who have signed the annexation petition now forms a complete circle around the properties previously left out of the proposed annexation. In addition, since Mr. and Mrs. Quackenbush are not property owners, they could not legally petition for annexation of the property. The annexation is now designated the West Delta Annexation - 2006.

Commission Member William Keel asked what affect the annexation will have on water and sewer lines in the area. Zoning Officer Riding advised Commission Members that, when construction begins on any of the property, it is the responsibility of the property owner to extend water and sewer service to the property.

Zoning Officer Alan Riding made recommendations regarding the zoning designations which could be assigned to the property proposed for annexation. Commission Member Roper suggested that the keeping of llamas be included as a permitted use in the proposed Lyman Row Residential zone. Zoning Officer Riding stated that keeping llamas will be included in the proposed Lyman Row Residential zone. The zone designations suggested by Zoning Officer Riding included Lyman Row Residential (LRR), Residential 4 (R-4), Highway Commercial (H-C), Industrial 1 (I-1), and Agricultural 1 (A-1).

Following review, Commission Member R. Dale Roper MOVED to recommend to the City Council that the zone designations as suggested by Zoning Officer Riding be adopted, including adoption of the Lyman Row Residential zone, as proposed. The motion was SECONDED by Commission Member William Keel. Chairman Bishop asked if there were any comments or questions regarding the motion. Commission Member Roper stated that, inasmuch as he is a property owner in the proposed annexation area, he is abstaining from voting on this matter. Chairman Bishop then asked if there were any other comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously, with Commission Member Roper abstaining from the vote.

CHAIRMAN VANCE BISHOP: PROPOSED AMENDMENT OF DELTA CITY ZONING ORDINANCE

Chairman Bishop requested that City Attorney Richard Waddingham and Zoning Officer Riding discuss the amendments which they feel should be addressed in our current zoning ordinance. Zoning Officer Riding distributed copies of a zoning matrix outlining uses which would be allowed, allowed with conditional use permit and allowed with administrative permit in the different zoning districts. Commission Members reviewed and discussed the matrix with Zoning Officer Riding.

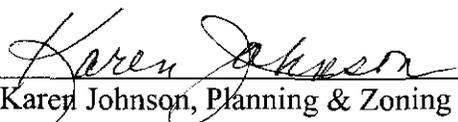
City Attorney Waddingham reviewed and discussed proposed amendments to the subdivision ordinance. The proposed amendments will be drafted and presented to Commissioners at the next meeting for review and further discussion.

Chairman Bishop 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 R. Dale Roper. 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 declared the meeting adjourned at 8:45 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 04-13-06