

DELTA CITY PLANNING & ZONING COMMISSION MEETING
JULY 13, 2006

PRESENT

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

ABSENT

Robert Banks	City Council Representative
David Styler	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Bruce & Karen Curtis	City Residents
Sam & Gail Wardle	Lyman Row Residents
Don Poulsen	Area Resident
Ralph Ross	Lyman Row Resident
John & Jacquelyn Viula	City Residents
Vera Giles	Lyman Row Resident
Glen Swalberg	City Council Member
Kiley Chase	City Council Member
Steve & Carol Broderick	Lyman Row Residents
Gregory Jay Schafer	City Recorder
Joe George	Lyman Row Resident
Boyd Broderick	Lyman Row Resident
Alma & Sephronia Broderick	Lyman Row Residents
Gayle Bunker	Mayor
LeeRoy Stephensen	Lyman Row 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 June 8, 2006 were presented for consideration and approval. It was noted that Commission Member Roger Zeeman had been left off the list of those present at the meeting. Following review, Commission Member R. Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Meeting held June 8, 2006, as corrected. The motion was SECONDED by Commission Member Liz Webb. 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

BRUCE CURTIS: PROPOSED SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 365 NORTH 250 WEST

Zoning Officer Alan Riding advised Commission Members that arrangements have been made to extend water and sewer lines into the property and there have been no negative comments received from utility companies.

Following review and discussion, Commission Member William Keel MOVED to approve the single lot subdivision requested by Bruce Curtis located at approximately 365 North 250 West. 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.

ZONING OFFICER ALAN RIDING: PROPOSED APPENDIX 9 TO DELTA CITY ZONING ORDINANCE PROVIDING FOR THE LYMAN ROW RESIDENTIAL (LRR) ZONE

Zoning Officer Riding reviewed the uses and restrictions included in proposed Appendix 9 to the Delta City Zoning Ordinance providing for a Lyman Row Residential (LRR) zone. He noted that an attempt has been made to create a special zone for the Lyman Row area which includes all current uses of property and sets forth restrictions for future uses in order to protect the current character of the area.

Questions were raised regarding the number of some specific animals allowed; it was determined that pigs and rabbits should be added to the list of animals allowed. It was also suggested that the lot size for animal use be reduced from the 5,000 square feet proposed. Zoning Officer Riding reiterated that the intent of this proposed zone classification is to include all current uses while restricting future uses which may infringe on the character of the Lyman Row area.

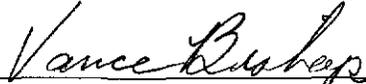
Following extensive discussion of the proposed zone, Chairman Bishop requested that the Lyman Row Residential (LRR) Zone proposal be rewritten to include all those items discussed, including

three foot side yards for current housing vs. future construction, addition of pigs and rabbits to the list of allowed animals and reduction of the 5,000 square feet required for animal use to 3,200 square feet. Chairman Bishop asked Zoning Officer Riding to have the proposal rewritten for further review at the next meeting of the Planning & Zoning Commission. He also requested that a plat of the Lyman Row area be available at the next meeting. Chairman Bishop suggested that those individuals in attendance mark suggested changes on a copy of the proposal and turn it in to Zoning Officer Riding to be used in preparing a new draft.

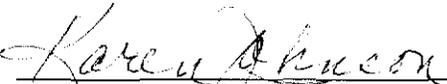
Commission Member R. Dale Roper MOVED to table further discussion of this matter until the next meeting of the Planning & Zoning Commission in order to obtain additional information and have a new draft of the proposal prepared to include items discussed at this meeting. The motion was SECONDED by Commission Member Roger Zeeman. 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 William Keel MOVED to adjourn the meeting.

Chairman Bishop declared the meeting adjourned at 8:10 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 08-10-06