

DELTA CITY PLANNING & ZONING COMMISSION MEETING
AUGUST 10, 2006

PRESENT

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| Vance Bishop | Chairman |
| Robert Banks | City Council Representative |
| William Keel | Commission Member |
| Dana Rempp | Commission Member |
| R. Dale Roper | Commission Member |
| David Styler | Commission Member |
| Roger Zeeman | Commission Member |

ABSENT

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| Liz Webb | Commission Member |
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ALSO PRESENT

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| Alan Riding | Zoning Officer |
| Karen Johnson | Secretary |
| John & Jacquelyn Viula | City Residents |

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 July 13, 2006 were presented for consideration and approval. Council Member Robert Banks noted that his title should be changed to "City Council Representative" rather than "Commission Member." Following review, Commission Member R. Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission Meeting held July 13, 2006, as corrected. 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

ZONING OFFICER ALAN RIDING: PROPOSED APPENDIX 9 TO DELTA CITY ZONING

ORDINANCE PROVIDING FOR THE LYMAN ROW RESIDENTIAL (LRR) ZONE

Chairman Bishop noted that the Planning Commission now has the option to either recommend to the City Council that the proposed Appendix 9 be adopted as written, to recommend that Appendix 9 be adopted with amendments, or to recommend that an existing zone designation be adopted for the Lyman Row area. Chairman Bishop requested that Zoning Officer Alan Riding review amendments which had been made to the proposed Appendix 9 since discussion at the Planning & Zoning meeting held July 13th.

Zoning Officer Riding explained that all amendments requested at the previous meeting had been written into the current draft of Appendix 9 to the Delta City Zoning Ordinance. Commission Member William Keel expressed concern regarding allowing the three foot side yard setback in the Lyman Row Residential (LRR) zone. He felt that the farm acreage along the north side of the residential area should be required to comply with a zone designation which requires eight foot side yard setbacks. Zoning Officer Riding noted that the proposed Appendix 9 is designed to protect existing residents by citing regulations which makes their homes and uses comply with requirements of the proposed Appendix 9. Several suggestions were made as to zone designations or requirements which could be adopted to provide larger side yard setbacks. Zoning Officer Riding reiterated that the draft of Appendix 9 was designed to make all existing setbacks and uses permitted uses in the Lyman Row Residential (LRR) zone, a zone which will be designated only for that area and will not be allowed in any other area of Delta City.

It was determined that the farming area on the north of the residential area should be zoned as a development area so that any development on the property will require approval of the Planning & Zoning Commission. Commission Member R. Dale Roper noted that it was his understanding that a portion of the City Council, along with Zoning Officer Alan Riding, had reviewed the Lyman Row area on a lot by lot basis in order to come up with this draft for Appendix 9 to the Delta City Zoning Ordinance and he felt that, with the time spent researching the lot sizes, setbacks and uses, they had produced a zone designation which will allow all current buildings and uses to be in compliance with the Lyman Row Residential (LRR) zone.

Commission Member R. Dale Roper MOVED to recommend to the City Council that a public hearing be scheduled for the purpose of receiving public comment the proposed Appendix 9 to the Delta City Zoning Ordinance providing for the Lyman Row Residential (LRR) zone, that the farming ground located on the north of the residences be designated as a development zone and, further, to recommend to the City Council that Appendix 9 be adopted as a new zone designation to be utilized exclusively for the Lyman Row area of Delta City. 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 with Commission Members Dana Rempp, Dale Roper, David Styler and Roger Zeeman voting in favor and Commission Member William Keel voting against.

ZONING OFFICER ALAN RIDING: PROPOSED ZONE CHANGE FROM RESIDENTIAL - 2 (R-2) TO RESIDENTIAL - 4 (R-4) ON PROPERTY LOCATED AT APPROXIMATELY 150

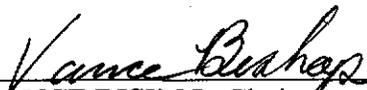
SOUTH TO 200 SOUTH ON 200 EAST

Zoning Officer Alan Riding noted that, at the time the majority of the development zone districts were rezoned, it was intended that the zone designation of this particular parcel of property be changed to Residential - 4 (R-4) in order to provide the same zone for all of the Delta Manor apartment buildings. However, in checking the record, this parcel was not included in those zone changes. At present, part of the buildings are in the R-4 zone and part are in the R-2 zone. This proposed zone change will result in all five buildings being located in the R-4 zone.

Following review, Commission Member R. Dale Roper MOVED to recommend to the City Council that a public hearing be scheduled for the purpose of receiving public comment regarding the proposed zone change from Residential - 2 (R-2) to Residential - 4 (R-4) on property located at approximately 150 South to 200 South on 200 East and, further, to recommend that the zone change be adopted. 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 Dana Rempp MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Roger Zeeman.

Chairman Bishop declared the meeting adjourned at 7:30 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 11-09-06