

DELTA CITY PLANNING & ZONING COMMISSION MEETING
NOVEMBER 9, 2006

PRESENT

Vance Bishop	Chairman
Robert Banks	Council Representative
William Keel	Commission Member
Liz Webb	Commission Member

ABSENT

Dana Rempp	Commission Member
R. Dale Roper	Commission Member
David Styler	Commission Member
Roger Zeeman	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Russell & Tonya Worthen	City Property Owners

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 August 10, 2006 were presented for consideration and approval. Following review, Commission Member William Keel MOVED to approve the minutes of the Planning & Zoning Commission Meeting held August 10, 2006, as presented. 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

RUSSELL & TONYA WORTHEN: REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 160 NORTH 350 EAST

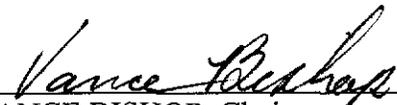
Zoning Officer Alan Riding stated that Mr. & Mrs. Worthen own a parcel of property located at

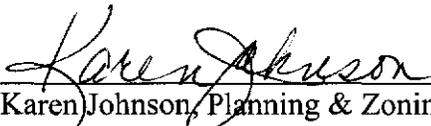
approximately 160 North 350 East which is zoned Residential 4 (R-4) which allows multiple family housing. Mr. & Mrs. Worthen plan to construct a four-plex housing unit on the property and the lot size is adequate for the proposed construction. Mr. Worthen provided Commission Members with a preliminary drawing of the proposed building and noted that his request for this single lot subdivision is to fulfil requirements of bank financing. It is hoped that, at some time in the future, a second four-plex housing unit can be constructed on the property owned by the Worthens but the bank requires the property to be split in order to have a deed to each parcel upon which a building is planned.

Following discussion, Commission Member William Keel MOVED to approve the Single Lot Subdivision, as requested by Russell and Tonya Worthen, on property located at approximately 160 North 350 East. 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.

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

Chairman Bishop declared the meeting adjourned at 7:25 p.m.


VANCE BISHOP, Chairman


Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 01-11-07