

DELTA CITY PLANNING & ZONING COMMISSION MEETING
JANUARY 11, 2007

PRESENT

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

ABSENT

Liz Webb	Commission Member
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ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary

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 posted at the City Building and 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 November 9, 2006 were presented for consideration and approval. City Council Representative Robert Banks noted that his title should be "Council Representative" rather than "Commission Member." Commission Member William Keel MOVED to approve the minutes of the Planning & Zoning Commission Meeting held November 9, 2006, as corrected. 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.

BUSINESS

ROBERT DROUBAY: REQUEST FOR REVIEW OF PROPOSED ANNEXATION ON PROPERTY DESCRIBED AS A PORTION OF SW 1/4 AND NW 1/4 OF SECTION 6, TOWNSHIP 17 SOUTH, RANGE 6 WEST

Zoning Officer Alan Riding reviewed the proposed annexation of property located in the Southwest

1/4 and Northwest 1/4 of Section 6, Township 15 South, Range 6 West. The two parcels involved in the proposed annexation are owned by Robert Droubay and Deborah Sperry. Commission Member R. Dale Roper asked whether there is a city street access to the property owned by Deborah Sperry. Zoning Officer Riding responded that there is no city street access to that parcel. Commission Member Roper asked whether Delta City would be responsible for providing city street access to the property if it annexed into Delta City. Zoning Officer Riding responded that the city would not be responsible. The property is currently raw land and, when it is developed, it will be the responsibility of the developer to provide all city services to the property, including streets. The property owned by Mr. Droubay is contiguous with his previous annexation and subdivision. Mr. Droubay is requesting annexation at this time so the property will be annexed when he is prepared to subdivide. Zoning Officer Riding indicated that it is in the city's best interest to annex the property so as to have control over any proposed development in the area.

Following review, Commission Member David Styler MOVED to recommend to the City Council that the proposed annexation requested by Robert Droubay be approved, subject to completion of all annexation requirements. 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: RATIFICATION OF REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 150 NORTH 350 EAST

Zoning Officer Alan Riding stated that the previously approved request of Russell and Tonya Worthen for a single lot subdivision located at approximately 150 North 350 East needed to be ratified, inasmuch as there were not sufficient Planning & Zoning Commission Members in attendance at the previous meeting to approve the request. All those in attendance at the previous meeting were in favor of approving the single lot subdivision. Zoning Officer Riding reported that Mr. & Mrs. Worthen plan to construct a four-plex on the property, which will include a garage for each unit and should be a nice facility when completed.

Following review, Commission Member R. Dale Roper MOVED to ratify, as a quorum, the approval of a single lot subdivision located at approximately 150 North 350 East, as requested by Russell and Tonya Worthen at the November 9, 2006 Planning & Zoning Commission 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.

Zoning Officer Riding reported that Delta City has appointed Kaela Jackson as City Attorney, replacing Richard Waddingham who was elected to the position of County Attorney. Mrs. Jackson has been working on the proposed revisions to the subdivision and zoning ordinances and revisions will probably be ready for review by Planning & Zoning Commissioners in the next couple of months.

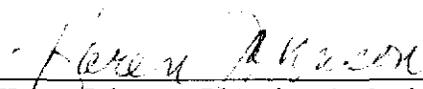
Chairman Bishop noted that the terms of Commission Members William Keel and David Styler are expiring and this will be their last meeting. Chairman Bishop thanked both for their service to the community in serving as Planning & Zoning Commissioners and administering zoning procedures.

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. The motion was SECONDED by Commission Member Roger Zeeman. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 7:20 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 06-14-07