

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
JUNE 17, 2007

PRESENT

Vance Bishop	Chairman
Robert Banks	City Council Representative
Micah Chase	Commission Member
Dana Rempp	Commission Member
O. Dale Riding	Commission Member
R. Dale Roper	Commission Member
Liz Webb	Commission Member
Roger Zeeman	Commission Member

ABSENT

None

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Jay Cook	City 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 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 minutes of a Planning & Zoning Commission Meeting held January 11, 2007 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 11, 2007, as presented. 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

KYLE ROWLEY: PRELIMINARY PLAT FOR PAHVANT BUTTE ESTATES SUBDIVISION,
PHASE ONE

In the absence of Mr. Rowley, Chairman Bishop advised Commission Members that the property is not currently zoned for one-half acre lots so a zone change will be necessary in order to go forward. Because of the required zone change, the proposed subdivision will be discussed at this time but will not be considered for approval. The property is currently zoned Agricultural-1 (A-1), which required one-acre lots; the first phase of the proposed subdivision indicates one-half acre lots which transition to one-acre lots. Zoning Officer Riding indicated that Mr. Rowley is aware of the required zone change and will be making application in the next day or so. Mr. Rowley initially intended to subdivide into one acre lots but found the cost of required improvements would be more feasible if the initial phase were one-half acre lots, followed by one-acre lots in phase two. It was felt that, with zoning across the street being Residential 1-B, the Rural Residential zone, which allows for one-half acre lots, would make a nice transition into the Agricultural-1 zone allowing one acre building lots. Commission Members discussed what impact a zone change would have on adjacent property owners who are zoned Agricultural-1.

Following discussion, Commission Member Dana Rempp MOVED to table further discussion of this matter until additional information is provided by the applicant. 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.

JAY COOK: REQUEST FOR ZONE CHANGE AND DEVELOPMENT PERMIT FOR
CONSTRUCTION OF THREE UNIT TOWN HOUSE ON PROPERTY LOCATED AT
APPROXIMATELY 255 EAST 100 NORTH

Mr. Cook provided Commission Members with pictures of the multifamily residence which he would like to construct on property located at 255 East 100 North. However, the property is currently zoned Residential 1-B (R-1-B) which does not allow multifamily homes. Mr. Cook noted that property across the street to the south is zoned Residential 4 (R-4) and allows multifamily residences. In addition, immediately to the north of Mr. Cook's property there is a multifamily residence in the existing Residential 1-B (R-1-B) zone, making that home a non-conforming use. Chairman Bishop and Zoning Officer Alan Riding suggested that zoning on the two parcels of property be changed to Residential 4 (R-4), which would provide proper zoning for both the existing structure to the north and the proposed structure, and also be adjacent to an existing Residential 4 (R-4) zone on the south.

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 Mr. Cook's request for zone change from Residential 1-B (R-1-B) to Residential 4 (R-4) on property located at approximately 255 East 100 North and that the property owner adjoining that property on the north side be included in the requested zone change and, further, recommend to the City Council

that said zone change be approved and Mr. Cook be allowed to proceed with the projected development of the property. 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.

GAYLE BUNKER: PRELIMINARY PLAT FOR NORDEL SUBDIVISION, PLAT B

In the absence of Mr. Bunker, Zoning Officer Alan Riding explained that this request is a continuation of a previously approved subdivision where additional building lots are requested.

Following review, Commission Member R. Dale Roper MOVED to approve the preliminary plat for Nordel Subdivision, Plat B. 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.

DENEAN WILSTEAD: PROPOSED INTERNET CAFÉ LOCATED AT APPROXIMATELY 1081 EAST MAIN STREET

There are four partners involved in this matter. They discussed their proposal to develop a 3/4 acre lot on East Main Street which is currently zoned Agricultural. It is proposed that a building, including a drive-through window and parking area, be constructed on the property for the purpose of providing an internet café. The internet café would include internet access, books / magazines, drinks and desserts. The partners requested instruction from Commission Members as to whether they need to request a zone change or variance, or what would be required to utilize the property as outlined.

The partners were advised that a zone change would be required in order to utilize the property as an internet café. The property across the highway is zoned Highway Commercial (H-C), as well as the property adjacent to the west. The partners were instructed to apply for a zone change to Highway Commercial prior to proceeding with the proposed project and advised that a conditional use permit may be required following the zone change.

CHAIRMAN VANCE BISHOP: ELECTION OF VICE CHAIRMAN FOR PLANNING & ZONING COMMISSION

Chairman Bishop noted that David Styler had been elected as vice chairman but, inasmuch as his term has expired and he has been replaced, it has become necessary to elect a new vice chairman. Chairman Bishop opened nominations for a vice chairman.

Commission Member Liz Webb MOVED to nominate R. Dale Roper as vice chairman of the Planning & Zoning Commission. 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. Commission Member R.

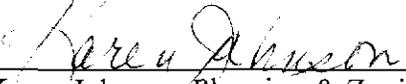
Dale Roper accepted the position as Vice Chairman of the Planning & Zoning Commission.

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 Liz Webb. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 7:50 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Commission

MINUTES APPROVED: P&Z 09-13-07