

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
JULY 12, 2007

PRESENT

Vance Bishop	Chairman
Micah Chase	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
O. Dale Riding	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Kyle & Shannon Rowley	Zone Change Applicants
Nate Leichtenberg	Stout Building Contractor
Kurt & Linda Sorensen	City Residents
Shawn & Andrea Jeffery	City Residents
Janette Fitzgerald	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

There were no minutes available for approval at this meeting.

BUSINESS

KYLE ROWLEY: PROPOSED ZONE CHANGE FROM AGRICULTURAL 1 (A-1) TO RURAL RESIDENTIAL (R-R) ON PROPERTY LOCATED AT APPROXIMATELY 680 EAST BIRCH DRIVE

Kyle Rowley advised Commission Members that he is requesting a zone change from Agricultural 1 (A-1) to Rural Residential (R-R) on only the one-half acre lots shown on the proposed plat and the

of improvements more economically feasible by sale of the one-half acre lots. Future plans are to construct his own home on one of the one-acre lots. Mr. Rowley felt that installation of curb, gutter and sidewalks would provide greater value for the homes by matching improvements on homes located on the north side of Birch Drive. Installation of water, sewer, storm drainage and streets has been discussed with the Public Works Department and Mr. Rowley is aware of those requirements.

There was discussion regarding the possibility of restrictive covenants to protect animal rights of residents already living in the area. Mr. Rowley has drafted a preliminary set of restrictive covenants to protect animal rights for neighboring property owners. Purchasers of one-half acre lots would not have animal rights while those purchasing one-acre lots would be allowed to have animals. Chairman Bishop opened the meeting to public comments from those in attendance. Neighboring residents of the proposed zone change questioned the differences between Agricultural 1 (A-1) and Rural Residential (R-R) and expressed concern about new neighbors complaining about the animals they have on their property. They expressed concern that more homes in the area increases the likelihood of complaints about animals already living in the area. Mr. Rowley assured neighboring residents that he has no desire nor intent to change the zoning of any neighboring residents and, if that became necessary, he would drop the proposed subdivision rather than affect any existing property owner's zone designation.

There was also discussion as to whether a zone change to Residential 1-B (R-1-B) would accomplish the same purpose for Mr. Rowley and is the same zone designation as property on the north side of Birch Drive. Zoning Officer Riding felt that the Rural Residential (R-R) designation would provide a transition from the Residential 1-B (R-1-B) zone to the Agricultural 1 (A-1) zone.

Following extensive discussion, Commission Member R. Dale Roper MOVED to deny the zone change requested by Mr. Rowley. 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 roll call vote. The vote was as follows:

Micah Chase	Yes
Dana Rempp	Abstain
R. Dale Roper	Yes
Liz Webb	Abstain
Roger Zeeman	Yes

The motion passed. Commission Members indicated they would have no concerns with a subdivision of one-acre lots in the Agricultural 1 (A-1) zone.

INSITE ENGINEERING: PROPOSED SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 181 EAST MAIN STREET

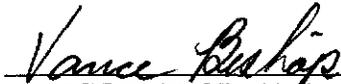
Nate Leichtenberg, representing Stout Building Contractors, stated that his company will be doing the work on the lot proposed for subdivision. The lot is located at approximately 181 East Main

Street. It is proposed to subdivide the lot into a west parcel and an east parcel. A Dollar General store and Subway Sandwich shop will be constructed on the west lot and the east parcel is proposed to be sold or leased and built to suit whatever type of business may be interested in utilizing the property. A 40 foot wide entrance from Main Street will be constructed; a joint parking area and additional entrance will be provided on 200 East Street. The sharing of parking lot facilities between the two lots is anticipated. As a whole, the parking area will exceed those required in the zoning ordinance. Approval has already been obtained from Utah Department of Transportation to construct the Main Street Entrance.

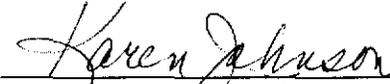
Following discussion, Commission Member R. Dale Roper MOVED to approve the single lot subdivision requested by InSite Engineering, at approximately 181 East Main Street, be approved. The motion was SECONDED by Commission Member Micah Chase. Chairman Bishop asked if there were any comments or questions 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 R. Dale Roper MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dana Rempp. The motion passed unanimously.

Chairman Bishop declared the meeting adjourned at 7:45 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 09-13-07