

CITY OF DELTA, UTAH  
PLANNING & ZONING COMMISSION MEETING  
SEPTEMBER 13, 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

|             |                |
|-------------|----------------|
| Alan Riding | Zoning Officer |
|-------------|----------------|

ALSO PRESENT

|                         |                              |
|-------------------------|------------------------------|
| Ken Clark               | Asst. Zoning Officer         |
| Karen Johnson           | Secretary                    |
| John Niles              | City Resident                |
| Michael Niles           | City Resident                |
| Paul Porter             | Partner with Cameron Johnson |
| Kyle and Shannon Rowley | 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 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 June 17, 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 June 17, 2007, 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.

The proposed minutes of a Planning & Zoning Commission Meeting held July 12, 2007 were presented for consideration and approval. Following review, Commission Member Dana Rempp MOVED to approve the minutes of the Planning & Zoning Commission Meeting held July 12, 2007, as presented. 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

MICHAEL NILES: REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 328 SOUTH MANZANITA AVENUE

Mike Niles advised Commission Members that he would like to construct a home on the property proposed for subdivision. His parents' home is located on the north 0.675 acres and he would like to construct his own home on the south 0.44 acres. Asst. Zoning Office Ken Clark noted that there were no problems, from the standpoint of zoning or public works, with the proposed subdivision and subsequent home construction.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that Mr. Niles request for single lot subdivision located at approximately 328 South Manzanita Avenue be approved as requested. 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.

CAMERON JOHNSON: REQUEST FOR ZONE CHANGE FROM MOBILE HOME (M-H) TO RESIDENTIAL 4 (R-4) ON PROPERTY LOCATED AT APPROXIMATELY 425 NORTH 500 EAST

Mr. Paul Porter, a partner with Mr. Cameron Johnson in this proposed development project, advised Commission Members that the property involved in this request for zone change is located north of Delta Estates Subdivision and south of the mobile home park included in the Rex Day Annexation on Highway 6. It is proposed that the zone designation for the west portion of the property be changed from Mobile Home (M-H) to Residential 4 (R-4) which would allow construction of multi-family residences on the property. The zone designation of the property abutting Highway 6 will be unchanged and will remain zoned as Highway Commercial (H-C). Mr. Porter noted that he had been involved in construction of a number of subdivisions in various areas of the country. It is proposed that the existing road, designated as Days Avenue, be extended into the subdivision. The project would include construction of either apartments or condominiums on the property, depending upon what is approved by the City. The initial

phase of the project would probably be an approximately fifteen unit complex with additional units being constructed later, depending upon demand.

Asst. Zoning Officer Clark stated that there are no concerns with the proposed zone change.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that a public hearing be set for the purpose of receiving public comment regarding Mr. Johnson's request for a zone change from Mobile Home (M-H) to Residential 4 (R-4) on property located at approximately 425 East 500North and, further, to recommend that the zone change be approved as requested.. 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.

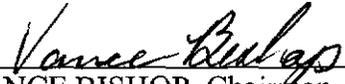
KYLE ROWLEY, PAHVANT BUTTE ESTATES: PAHVANT BUTTE ESTATES, PHASE ONE PRELIMINARY AND FINAL PLAT

Kyle Rowley presented the plat for Pahvant Butte Estates Phase One, consisting of four one-acre lots. Mr. Rowley requested that, inasmuch as he was unable to gain approval of his proposal for eight one-half acre lots, the requirement for sidewalks, curb and gutter be waived. Mr. Rowley intends to install those improvements, but requested that he not be held to the required two year time period in which to complete the improvements. He felt the response from residents who attended the previous meeting indicated they wanted to maintain the rural feel of the area and many homes in the vicinity of his proposed subdivision do not currently have sidewalks, curb and gutter. It is Mr. Rowley's intent to install the improvements as lots are developed.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that Mr. Rowley's request for approval of Pahvant Butte Estates Preliminary and Final Plat be approved as requested, with the additional recommendation that installation of curb, gutter and sidewalks be installed as lots are developed and Mr. Rowley deeding one lot to Delta City to guarantee completion of the improvements. 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.

Chairman Bishop asked if there were any comments, questions, or other matters to be discussed. There being none, Commission Member Roger Zeeman MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Micah Chase.

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

  
VANCE BISHOP, Chairman

  
Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 01-10-08