

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
JANUARY 10, 2008

PRESENT

Vance Bishop	Chairman
Robert Banks	Council Representative
Micah Chase	Commission Member
Dana Rempp	Commission Member
O. Dale Riding	Commission Member
Liz Webb	Commission Member

ABSENT

R. Dale Roper	Commission Member
Roger Zeeman	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Steve Pratt	City Resident
Jack Louder	Area 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 proposed minutes of a Planning & Zoning Commission Meeting held September 13, 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 September 13, 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.

BUSINESS

S.R. PRATT CONSTRUCTION: PRELIMINARY PLAT FOR PROPOSED PRATT ESTATES SUBDIVISION AND FINAL PLAT FOR PRATT ESTATES PLAT "A", LOCATED AT APPROXIMATELY 220 NORTH 550 EAST

Steve Pratt presented the Preliminary Plat for the proposed Pratt Estates Subdivision and requested

review and approval by Commission Members. Mr. Pratt also presented the Final Plat for Pratt Estates Subdivision Plat "A" for review and approval by Commission Members.

Zoning Officer Alan Riding noted that he had reviewed the proposed subdivision plats and found no problems from the zoning or public works aspects of the project. Zoning Officer Riding has met with Mr. Pratt on numerous occasions to make certain all subdivision regulations have been addressed in both the preliminary and final plats presented at this time. Zoning Officer Riding discussed an agreement between Delta City and S.R. Pratt Construction for installation of storm drainage in the proposed subdivision.

Following review and discussion, Commission Member Micah Chase MOVED to recommend to the City Council that the Preliminary Plat for Pratt Estates Subdivision be approved as presented and that the Final Plat for Pratt Estates Subdivision Plat "A" be approved 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.

HEATHER ERICKSON: REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE A USED AUTOMOBILE DEALERSHIP ON PROPERTY LOCATED AT APPROXIMATELY 259 & 261 NORTH HIGHWAY 6

In the absence of Heather Erickson, Jack Louder presented the request for conditional use permit. Mr. Louder indicated that Heather Erickson owns the property located at both 259 and 261 North Highway 6 and has leased the vacant property adjacent to the north. Mr. Louder is proposing to lease the property from Ms. Erickson for use as a used automobile dealership at the location, as well as erecting a 6' x 8' sign along the highway frontage. Mr. Louder indicated that he will be selling vehicles for R.C. Automotive, a dealer located in Salt Lake City, and would like to display fifty vehicles on the property.

Chairman Vance Bishop indicated that a conditional use permit is issued for a use which is appropriate for the zone district but the Planning Commission is given authority to assign any conditions on use of the property which the Commission feels appropriate for the proposed use. Commissioners discussed possible restrictions which could be placed on the conditional use permit but determined that, inasmuch as the property is adjacent to a state highway, adequate restrictions are already in place for use of a state highway frontage. Zoning Officer Alan Riding advised Mr. Louder that a building permit must be obtained prior to erecting a sign and permission must be obtained from Scott Snow at Utah Department of Transportation, Cedar City office.

Following discussion, Commission Member Dana Rempp MOVED to approve the Conditional Use Permit for operation of an automobile dealership on property located at approximately 259 & 261 North Highway 6, with the restriction that all vehicles must be placed within property lines. The motion was SECONDED by Commission Member O. Dale Riding. 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 Zoning Officer Riding if the new zoning ordinance which the City Attorney is working on is near completion. Zoning Officer Riding indicated that the ordinance is very close to being ready for Commission review.

Chairman Bishop asked if there were any other items to be discussed. There being none, Commission Member Liz Webb MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dana Rempp.

Chairman Bishop declared the meeting adjourned at 7:40 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 02-14-08