

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
FEBRUARY 14, 2008

PRESENT

Vance Bishop	Chairman
Robert Banks	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
Kris Sorensen	

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 January 10, 2008 were presented for consideration and approval. Following review, Commission Member Micah Chase MOVED to approve the minutes of the Planning & Zoning Commission Meeting held January 10, 2008, 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

KRIS SORENSEN, PRECISION AUTOMOTIVE: REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE A USED AUTOMOBILE DEALERSHIP AT APPROXIMATELY 520 TOPAZ BLVD.

Mr. Sorensen requested a conditional use permit to operate a used automobile dealership at approximately 520 Topaz Blvd. in an office building owned by his parents. Mr. Sorensen requested

that he be allowed to park no more than three vehicles in the parking area on the west side of the building. Zoning Officer Alan Riding advised Mr. Sorensen, when a business license was requested, that Delta City requires a conditional use permit for operation of an automobile dealership at any location. Mr. Sorensen then made application for the conditional use permit. Zoning Officer Riding advised Mr. Sorensen that he would be required to provide a letter from the property owners granting use of a specific number of parking spaces to display of automobiles to be sold. Mr. Sorensen stated that the bulk of his business would be internet sales with one of the offices in the building being used for closing sales and signing documents.

Chairman Vance Bishop questioned the number of parking spaces required for businesses and whether use of three spaces by Precision Automotive would allow adequate parking for other businesses in the office building. Zoning Officer Riding stated that adequate parking spaces would remain for the square footage of the building.

Mr. Sorensen requested permission to erect a 24 square foot sign mounted on the west side of the office building. He was advised that the Delta City sign ordinance allows that size sign attached to the building.

Following discussion, Commission Member R. Dale Roper MOVED to approve the conditional use permit requested by Kris Sorensen, Precision Automotive, for operation of a used automobile dealership on property located at approximately 520 Topaz Blvd. with the condition that no more than three (3) vehicles be parked outside the office building. 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.

There being no other business on the agenda, Commission Member R. Dale Roper MOVED to adjourn the meeting. 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 declared the meeting adjourned at 7:25 p.m.


VANCE BISHOP, Chairman


Karen Johnson, Secretary

MINUTES APPROVED: P&Z 04-10-08