

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 18, 2008

PRESENT

Vance Bishop	Chairman
Micah Chase	Commission Member
Dana Rempp	Commission Member
Otto Dale Riding	Commission Member
R. Dale Roper	Commission Member
Liz Webb	Commission Member
Roger Zeeman	Commission Member

ABSENT

Robert Banks	Council Representative
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ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Planning & Zoning Secretary
Jerome Gourley	The KEG Company, LLC
Dan Bringard	Commander, West Millard Jeep Posse

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 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 July 10, 2008 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 10, 2008, as presented. 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.

BUSINESS

JEROME GOURLEY, THE KEG COMPANY, LLC: REQUEST FOR CONDITIONAL USE PERMIT TO CONSTRUCT TELECOMMUNICATIONS TOWER ON PROPERTY LOCATED

AT APPROXIMATELY 870 NORTH 370 EAST

Mr. Gourley advised Commission Members that the request to locate a telecommunications tower in the Delta area is one of twenty-four sites T-Mobile Communications is attempting to develop in order to provide better telecommunication service in central Utah. T-Mobile has had an agreement with Alltel to provide roaming services in central Utah but that agreement will soon be expiring. Mr. Gourley has previously requested an agreement with Verizon Wireless to co-locate on their existing telecommunications tower but was denied approval, making it necessary that they construct their own tower.

Mr. Gourley contacted Dan Bringard, Commander of West Millard Jeep Posse, the owner of the property on which the site is to be located, and received approval to construct the tower and equipment building on the site. Mr. Gourley is now requesting a Conditional Use Permit from Delta City to allow the construction. T-Mobile has leased a 40' x 40' area which will be fenced.

Dan Bringard, Commander of West Millard Jeep Posse, advised Commission Members that all Posse members are in favor of leasing the property to T-Mobile Communications for construction of a telecommunications tower and equipment building.

Commission Members asked why the tower is being built at a height of 196 feet when the Verizon Wireless tower in the same vicinity is eighty feet. Mr. Gourley responded that wireless companies do not always use the same technology and do not have the same engineering requirements. Engineering requirements for T-Mobile require that the tower be constructed higher than eighty feet. Mr. Gourley stated the equipment would have Enhanced 911 capability and the equipment building would be constructed of a pre-fabricated material which is anti-graffiti and is light tan color.

Following discussion, Commission Member R. Dale Roper MOVED to approve a Conditional Use Permit for construction of a telecommunications tower and equipment building located at approximately 870 North 370 East as requested by T-Mobile Communications, with the conditions that the equipment building be constructed in earth tone colors approved by Delta City and that the area be enclosed with a chainlink fence. 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 VANCE BISHOP: PROPOSED REVISION TO DELTA CITY ZONING ORDINANCE

Chairman Bishop requested input from Commission Members as to whether they were able to review the proposed revision to the zoning ordinance. Several members had done some review while other members had not been able to spend much time reviewing the proposed changes. Members who had reviewed the proposed changes asked some questions which were answered by Zoning Officer Alan Riding. It has taken a number of months to get the proposed ordinance to this point but it is necessary to have Commission Members review and make suggestions for additional changes

to be incorporated in the final draft.

Chairman Bishop asked Commission Members to take time to review the proposed changes and be prepared to have a work session to discuss the proposed ordinance at the next meeting.

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



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: *P&Z 11/13/08*