

CITY OF DELTA, UTAH  
PLANNING & ZONING COMMISSION MEETING  
NOVEMBER 13, 2008

PRESENT

Vance Bishop	Chairman
Robert Banks	City Council Representative
Micah Chase	Commission Member
Dana Rempp	Commission Member
R. Dale Roper	Commission Member
Roger Zeeman	Commission Member

ABSENT

O. Dale Riding	Commission Member
Liz Webb	Commission Member

ALSO PRESENT

Kyle Rowley	Area Resident
Alan Riding	Zoning Officer
Karen Johnson	Planning & Zoning Secretary

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 had been 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 Meeting held September 18, 2008 were presented for consideration and approval. Two typographical errors were noted on page 2, which were corrected. Commission Member Micah Chase MOVED to approve the minutes of the Planning & Zoning Commission Meeting held September 18, 2008, as corrected. 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.

BUSINESS

KYLE ROWLEY, PAHVANT BUTTE ESTATES SUBDIVISION: PROPOSED AMENDMENT TO PHASE I, PAHVANT BUTTE ESTATES SUBDIVISION

Kyle Rowley advised Commission Members that the only change to the plat for Phase I is a

reduction from four lots to two lots. The remainder of the subdivision will remain as originally approved, with additional lots being developed as need arises. This change will allow connection of the utility tie-ins to existing lines located under Birch Drive rather than constructing lines for the entire development at this time. The change is requested due to current economic conditions and development costs. Mr. Rowley would like to have two lots approved at this time in order to construct his own home on one of the lots and sell the other.

Zoning Officer Alan Riding noted that all other homes along Birch Drive are connected to utility lines in the street and felt that, with the current economy, the change is the most economically feasible move and will allow Mr. Rowley to proceed with construction of his home in the subdivision.

Following discussion, Commission Member Dana Rempp MOVED to recommend to the City Council that the amended Plat I of Pahvant Butte Subdivision be approved as requested by Mr. Rowley, with the condition that all improvements, including street, water and sewer lines, sidewalk, curb and gutter be constructed when future lots are developed. 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.

CHAIRMAN VANCE BISHOP: PROPOSED CHANGES TO DELTA CITY ZONING ORDINANCE

Chairman Bishop asked Commission Members if they had any comments or suggestions regarding changes to the Delta City Zoning Ordinance. Commission Members had no comments. Zoning Officer Riding reported that it is hoped the final draft of the proposed changes will be ready for review by Commission Members sometime in January, 2009.

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 7:20 p.m.

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 12-11-08