

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
DECEMBER 11, 2008

PRESENT

Vance Bishop	Chairman
Dana Rempp	Commission Member
R. Dale Roper	Commission Member
O. Dale Riding	Commission Member
Roger Zeeman	Commission Member

ABSENT

Robert Banks	City Council Representative
Micah Chase	Commission Member
Liz Webb	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Planning & Zoning Secretary
Dave Miller	Sunrise Engineering

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 Commission Meeting held November 13, 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 November 13, 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

ELWIN JOHNSON: REQUEST FOR ZONE CHANGE FROM R-4 (MULTIPLE FAMILY RESIDENTIAL) TO I-D (INDUSTRIAL DEVELOPMENT) ON PROPERTY LOCATED AT

APPROXIMATELY 400 NORTH AND 400 WEST AND DESCRIBED AS ALL OF LOT 4, BLOCK 99, DELTA TOWNSITE PLAT "A"

In the absence of Mr. Johnson, Zoning Officer Alan Riding advised Commission Members that Mr. Johnson is planning to move his fertilizer business to the location described as all of Lot 4, Block 99, Delta Townsite Plat "A" and, while the current zone will allow the business with a conditional use permit, Zoning Officer Riding recommended to Mr. Johnson that he request a zone change to Industrial Development in order to avoid zoning problems in the event Mr. Johnson elects to expand the business in the future.

Following discussion, Commission Member R. Dale Roper MOVED to schedule a Public Hearing on Thursday, January 15, 2009 at 6:45 p.m. for the purpose of receiving public comment regarding the proposed zone change from R-4 (Multiple Family Residential) to I-D (Industrial Development) on property located at approximately 400 North and 400 West, more particularly described as "All of Lot 4, Block 99, Delta Townsite Plat 'A.'" 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.

ZANE PENTZ, SUNRISE ENGINEERING: PROPOSED SUBDIVISION LOCATED AT APPROXIMATELY 350 NORTH 150 EAST

Dave Miller of Sunrise Engineering appeared in the absence of Zane Pentz. Mr. Miller advised Commission Members that Millard County School District had previously discussed the possibility of creating a subdivision on property located between 300 North and 400 North on 150 East. The school district owns an undeveloped parcel of land in the area which they would like to develop. Mr. Miller presented plans for three different configurations for a subdivision on the property and requested input from Commission Members as to whether any of the three options would be acceptable in the event they brought the proposed subdivision to the Planning & Zoning Commission for approval.

Commission Members reviewed the three options presented and discussed the pros and cons of each option. Zoning Officer Alan Riding indicated that there would be no problems with any of the three options from a zoning standpoint. Commission Members suggested that Millard School District consider a phased approach to the subdivision; i.e., developing the first three lots in the initial phase and adding additional lots and improvements to the subdivision as additional lots are deemed feasible for sale.

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 Dana Rempp.