

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
FEBRUARY 12, 2009

PRESENT

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

ABSENT

O. Dale Riding	Commission Member
Alan Riding	Zoning Officer

ALSO PRESENT

Ken Clark	Assistant Zoning Officer
Karen Johnson	Secretary
Gayle Bunker	Delta City Mayor
Larry & Ann Dixon	City Residents
Kiley Chase	Delta City Council Member
Craig & Jacki Johnson	Area Residents

Chairman Bishop called the meeting to order at 7:00 p.m. He stated that notice of the time, place and agenda of the meeting 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 December 11, 2008 were presented for consideration and approval. Following review, Commission Member R. Dale Roper MOVED to approve the minutes of the Planning & Zoning Commission meeting held December 11, 2008, as presented. 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.

BUSINESS

ELWIN JOHNSON: PROPOSED ZONE CHANGE FROM R-4 (MULTIPLE FAMILY

RESIDENTIAL) TO I-D (INDUSTRIAL DEVELOPMENT) ON PROPERTY LOCATED AT APPROXIMATELY 400 NORTH 400 WEST, MORE PARTICULARLY DESCRIBED AS "ALL OF LOT 4, BLOCK 99, DELTA TOWNSITE PLAT A"

Chairman Bishop stated that a public hearing had been held just prior to this meeting for the purpose of receiving public comment on this matter. Dee Church, owner of adjacent property, had appeared and requested that his property be included in the zone change. After some discussion regarding the reason for the zone change, Mr. Church rescinded his request for changing the zone on his property.

Craig Johnson, representing his father, Elwin, requested that the zone change be approved as soon as possible inasmuch as they have been told they need to move their fertilizer business right away.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that the 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" be approved as requested by Elwin Johnson. 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.

LARRY DIXON, NEW BEGINNINGS AT SEVEN D'S RANCH: REQUEST FOR CONDITIONAL USE PERMIT TO PROVIDE FOSTER CARE AT APPROXIMATELY 375 NORTH 490 EAST

Mr. Dixon explained his request for a conditional use permit to provide residential support for three girls in his home. Residential support falls under state requirements for foster care. These girls will not come from the judicial system. The girls will live with the family, become members of the family, participate in all family activities and the Dixons will have guardianship while the youth are living in their home. They will be attending public school and be required to maintain a certain grade point average and participate in at least one extra curricular activity.

Mr. Dixon presented a complete description of the services to be provided and requested approval of a conditional use permit to allow offering this service in his home. The facility will not receive state funding; it is a residential support facility for youth and services are paid by their parents.

City Council Member Kiley Chase, who lives in the area adjacent to the Dixon home, requested the Planning & Zoning Commission table further discussion on the matter to allow him the opportunity of talking to other residents of the area and explain what the Dixons are requesting. City Council Member Chase requested that another meeting be scheduled for further discussion and action on the conditional use permit.

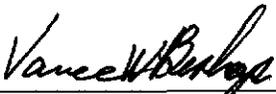
Following discussion, Commission Member Dana Rempp MOVED to table further discussion of this matter until February 26, 2009 to allow the Dixons to provide information to their neighbors and

invite them to attend the meeting to hear the presentation. 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.

A Special Meeting was scheduled for February 26, 2009 at 7:00 p.m. for further discussion and action on the request for conditional use permit by Larry Dixon.

Commission Member R. Dale Roper MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Liz Webb.

Chairman Bishop declared the meeting adjourned at 7:45 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Commission

MINUTES APPROVED: P&Z 02-26-09