

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MINUTES
AUGUST 12, 2010

PRESENT

Vance Bishop	Chairman
O. Dale Riding	Commission Member
R. Dale Roper	Commission Member
Linda Sorensen	Commission Member
Tom Stephenson	Council Representative
Roger Zeeman	Commission Member

ABSENT

Micah Chase	Commission Member
Dana Rempp	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Gregory Jay Schafer	City Recorder

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, was posted on the Utah Public Notice website, and was provided to each member of the Planning & Zoning Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Public Hearing held December 10, 2009 were presented for consideration and approval. Following discussion, Commission Member R. Dale Roper MOVED to approve the minutes of the Planning & Zoning Public Hearing held December 10, 2009, as presented. The motion was SECONDED by Commission Member Tom Stephenson. 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.

The proposed minutes of a Regular Planning & Zoning Commission Meeting held April 8, 2010 were presented for consideration and approval. Commission Member R. Dale Roper requested a correction on page 3, paragraph 3, to reflect that the chairman or vice chairman be a voting member only to break a tie vote or provide a quorum if he/she is conducting the meeting, Commission Member R. Dale Roper MOVED to approve the minutes of the Regular Planning & Zoning Commission Meeting held April 8, 2010, as corrected. The motion was SECONDED by Commission Member O. Dale Riding. 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

CHAIRMAN VANCE BISHOP: PROPOSED DELTA CITY ZONING ORDINANCE

Commission Members reviewed the most current revision of the proposed Delta City Zoning Ordinance. Chairman Bishop noted that Commission Members are familiar with most of the proposed ordinance, but Section 9-11, Antennas and Towers, is completely new. Commission Members reviewed the new section dealing with antennas and towers. Commission Member Micah Chase was not able to attend the meeting but provided his comments to Chairman Bishop. Commission Members discussed amendments to be made to the proposed ordinance.

Zoning Officer Alan Riding questioned whether Commission Members would like to include a new zone designation in this ordinance which would be for public facilities, such as culinary water facilities, public utility offices and structures, solid waste disposal sites, telephone/television/cellular transmission towers and structures, and wastewater treatment facilities and structures. We currently do not have a zone for public facilities so they are included in the same zone designation as churches, hospitals, schools, and city/county buildings. Zoning Officer Riding felt that there should be a zone which would be more specific to this type of use. Council Member R. Dale Roper MOVED to add a new zone designation to the proposed zoning ordinance for public facilities and to designate that zone as Public Facilities Zone (P-F). The motion was SECONDED by Commission Member O. Dale Riding. 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 advised Commission Members that, if the proposed ordinance is acceptable, we need to set a public hearing to invite public comment regarding the proposed ordinance.

Commission Member Roger Zeeman MOVED to hold a public hearing at 6:30 p.m. on Thursday, September 9, 2010, for the purpose of receiving public comment regarding the proposed Delta City Zoning Ordinance. The motion was SECONDED by Commission Member Tom Stephenson. 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 DELTA CITY SUBDIVISION ORDINANCE

Chairman Bishop called attention to the proposed amendments to the Delta City Subdivision Ordinance. Most of the changes deal with changing titles from the "superintendent" to "zoning officer" or "public works director." Zoning Officer Riding requested input from Commission Members as to what person should be designated in the ordinance where the word "engineer" appears because Delta City does not have an engineer on staff at this time and has not had one for a number of years. Zoning Officer Riding also suggested that Commission Members review subdivision fees to determine if any change should be made.

Commission Member Tom Stephenson MOVED to strike the words "engineer and the building inspector and" on page 10, line 2, to provide that the "Delta City Public Works Director is designated

and authorized as the officer charged with the enforcement of this ordinance.” 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.

Commission Members did not feel that any adjustment to the fee schedule was necessary.

Commission Member R. Dale Roper MOVED to set a public hearing at 6:45 p.m. on Thursday, September 9, 2010, for the purpose of receiving public comment regarding the proposed amendments to the Delta City Subdivision Ordinance. 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.

CHAIRMAN VANCE BISHOP: PROPOSED AMENDMENT TO DELTA CITY GENERAL PLAN

Zoning Officer Riding asked Commission Members if they had reviewed the Delta City General Plan to determine what amendments need to be made. Zoning Officer Riding indicated that revision of the General Plan needs to come from the Planning & Zoning Commission and he felt that, inasmuch as we are currently amending the zoning ordinance and the subdivision ordinance, this is a good time to bring our general plan up to date. Chairman Bishop noted that all Commission Members have a copy of the Delta City General Plan in their manuals, which was originally written in the 1980s and was revised in 1992. There has been no revision since that date and there are areas which need to be updated. Chairman Bishop suggested that we may need the assistance of a professional in order to revise the general plan.

Commission Member R. Dale Roper MOVED to table discussion of this matter until a later date. The motion was SECONDED by Commission Member Tom Stephenson. 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.

Commission Member R. Dale Roper MOVED to adjourn the meeting. 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.

Chairman Bishop declared the meeting adjourned at 7:56 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary