

CITY OF DELTA, UTAH
PLANNING & ZONING MEETING
OCTOBER 14, 2010

PRESENT

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

ABSENT

Dana Rempp	Commission Member
Linda Sorensen	Commission Member
Alan Riding	Zoning Officer

OTHERS PRESENT

Ken Clark	Assistant Zoning Officer
Karen Johnson	Secretary
Bill & Shauna Nelson	City Residents
Justin Taylor	City Resident

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 provided to the Millard County Chronicle/Progress, had been posted on the Utah Public Notice website, mailed to all affected entities and provided to each member of the Planning & Zoning Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of Public Hearing #1 held September 9, 2010 were presented for consideration and approval. Following discussion, Commission Member R. Dale Roper MOVED to approve the minutes of Public Hearing #1 held September 9, 2010, as presented. 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 with Commission Members Micah Chase, O. Dale Riding, R. Dale Roper, Tom Stephenson and Roger Zeeman voting in favor and Commission Members Dana Rempp and Linda Sorensen being absent.

The proposed minutes of Public Hearing #2 held September 9, 2010 were presented for consideration and approval. Following discussion, Commission Member R. Dale Roper MOVED to approve the

minutes of Public Hearing #2 held September 9, 2010, as presented. 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 with Commission Members Micah Chase, O. Dale Riding, R. Dale Roper, Tom Stephenson and Roger Zeeman voting in favor and Commission Members Dana Rempp and Linda Sorensen being absent.

The proposed minutes of a Planning & Zoning Meeting held September 9, 2010 were presented for consideration and approval. Following discussion, Commission Member R. Dale Roper MOVED to approve the minutes of the Planning & Zoning Meeting held September 9, 2010, 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 with Commission Members Micah Chase, O. Dale Riding, R. Dale Roper, Tom Stephenson and Roger Zeeman voting in favor and Commission Members Dana Rempp and Linda Sorensen being absent.

BUSINESS

BILL NELSON: PROPOSED SUBDIVISION LOCATED ADJACENT TO 350 EAST STREET BETWEEN APPROXIMATELY 500 NORTH AND 750 NORTH

Bill Nelson discussed his proposed subdivision and noted that he wanted to change the zoning to allow for lots smaller than one acre. Phase I would include lots along 350 East Street, where all utilities are currently in place in the street. Curb, gutter and sidewalks would be required for Phase I. When Mr. Nelson is ready to open Phase II, all utilities and roads will need to be installed, along with curb, gutter, sidewalk and storm drain.

Commission Members suggested that the zone be changed to R-1-B, to accommodate one-half acre lots. This is the same zone as the west side of 350 East Street.

Mr. Nelson was instructed to request a zone change and provide a preliminary plat for Phase I, which meets requirements of the Subdivision Ordinance, prior to any action being taken on his proposed zone change or subdivision.

JUSTIN TAYLOR: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW KEEPING OF HORSES ON PROPERTY LOCATED AT APPROXIMATELY 920 EAST BRISTLECONE LANE

Chairman Bishop advised Mr. Taylor that the residential zone, in which a conditional use to allow keeping horses is requested, does not allow for a conditional use to keep animals. Chairman Bishop stated that the Planning Commission would be unable to take action on the request inasmuch as the request is not an acceptable conditional use in the R-1-A (Residential 1 - A) zone. Chairman Bishop also advised Mr. Taylor that a previous request for a conditional use permit to allow keeping horses in that area had been denied.

Mr. Taylor stated that he was under the impression that a conditional use could be issued. Mr. Taylor asked if a zone change would be allowed. Chairman Bishop stated that a zone change could be requested but it would ultimately be up to the City Council to accept or reject a zone change. Chairman Bishop also noted that keeping animals requires a minimum lot size of one acre. Mr. Taylor's lot is .9 acre.

Commission Member R. Dale Roper stated that Commission Member Linda Sorensen had asked whether we could amend the zoning ordinance to allow keeping animals as a conditional use in the R-1-A zone. Commission Member R. Dale Roper said he had told Commission Member Linda Sorensen that, before we discuss that possibility, we need to determine whether the Mayor and City Council would be in favor of considering the matter. If Council Members are not in agreement, there is no point in the Planning & Zoning Commission addressing the matter.

Commission Member O. Dale Riding stated that he had spoken with Mr. Taylor's neighbors to assess their feelings on having horses on Mr. Taylor's lot and the neighbors were not against it. Council Representative Tom Stephenson talked with Mr. Taylor's neighbors as well. All of the neighbors he talked with had issues with flies and one expressed concern about what effect it would have on property values and property taxes. None of the neighbors were against Mr. Taylor having horses on his property.

Council Representative Tom Stephenson will talk with City Council Members to determine whether they would be in favor of amending the zoning ordinance to allow animals on residential lots.

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. 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 with Commission Members Micah Chase, O. Dale Riding, R. Dale Roper, Tom Stephenson and Roger Zeeman voting in favor and Commission Members Dana Rempp and Linda Sorensen being absent.

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



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 04-14-11