

CITY OF DELTA, UTAH  
PLANNING & ZONING COMMISSION  
FEBRUARY 9, 2012

PRESENT

Vance Bishop	Chairman
Linda Beard	Commission Member
Rand Crafts	Commission Member
Alan Johnson	Commission Member
Steven Pratt	Commission Member
Linda Sorensen	Commission Member
Tom Stephenson	Council Representative
Roger Zeeman	Commission Member

ABSENT

None

ALSO PRESENT

Alan Riding	Zoning Officer
Gregory Jay Schafer	City Recorder
Todd Anderson	City Attorney
Kyle Rowley	City Resident
Rendon Hughes	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 posted at the City Building and on the Utah Public Notice website, 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 January 12, 2012 were presented for consideration and approval. Following review, Commission Member Linda Beard MOVED to approve the minutes of the Planning & Zoning Commission meeting held January 12, 2012, as presented. The motion was SECONDED by Commission Member Linda Sorensen. 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 Linda Beard, Rand Crafts, Alan Johnson, Steven Pratt, Linda Sorensen, Tom Stephenson and Roger Zeeman voting in favor and no one voting against.

BUSINESS

KYLE ROWLEY, PAHVANT BUTTE ESTATES SUBDIVISION: REQUEST FOR APPROVAL OF PRELIMINARY PLAT FOR PHASE 2

Chairman Bishop asked for comments from Zoning Officer Alan Riding. Zoning Officer Riding felt that the plat presented contained all required information and met preliminary plat requirements. City Attorney Todd Anderson questioned whether the plat had all relevant information. Zoning Officer Riding advised City Attorney Anderson that the plat contained all information required by the zoning ordinance and there were separate drawings showing construction information. Zoning Officer Riding noted that the preliminary plat had been approved at a prior meeting but our ordinance states that, if improvements are not constructed within one year of the approval date, a new preliminary plat must be provided and this preliminary plat is identical to the one which was previously approved. We have drawings showing placement of all improvements, including water, sewer, streets and storm drains.

Rendon Hughes, owner of property adjacent to Pahvant Butte Estates Subdivision, questioned whether he would still have road access to his property and whether sewer and water would be available to his property. Commission Members asked Mr. Hughes to point out on the map the area he was making reference to. Commission Members determined Mr. Hughes and Mr. Rowley would need to negotiate an agreement regarding property access.

Following discussion, Commission Member Tom Stephenson MOVED to approve the Preliminary Plat for Pahvant Butte Estates Subdivision Phase 2, as presented. The motion was SECONDED by Commission Member Steven Pratt. 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 Linda Beard, Rand Crafts, Alan Johnson, Steven Pratt, Linda Sorensen, Tom Stephenson, and Roger Zeeman voting in favor and no one voting against.

CHAIRMAN VANCE BISHOP: REQUEST FROM CITY COUNCIL TO CONSIDER DEVELOPMENT OF A RESIDENTIAL ZONE TO ALLOW MANUFACTURED HOMES

Chairman Bishop advised Commission Members that, in reviewing the proposed Delta City Zoning Ordinance, Council Members have discussed, at length, whether to allow manufactured homes in all residential zones, to create a specific zone for manufactured homes or to allow developers to make the decision as to whether they would allow manufactured homes in their developments.

Zoning Officer Alan Riding noted that City Attorney Todd Anderson had researched the definitions of mobile home, manufactured home and modular home. We have been allowing manufactured homes in all residential zones since the time the zoning ordinance was adopted. Modular homes comply with International Building Codes and are considered the same as a "stick-built" home. Manufactured homes comply with Housing & Urban Development Standards and are constructed on a steel supporting frame, which remains a part of the structure. A mobile home is classified as

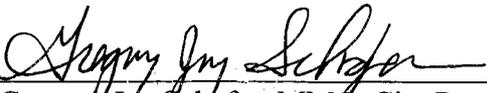
being up to fourteen feet in width and seventy feet in length. Delta City does not allow mobile homes in any zone except the Mobile Home (M-H) zone. We cannot deny placing manufactured homes in Delta City but we can create a zone where they are excluded. The question for Commission Members is whether we want to create a zone designation in which no manufactured homes are allowed. Because we have allowed manufactured homes in all residential zones, it becomes difficult to decide that certain areas will not allow them any longer and those that are already in the area become "grandfathered" non-conforming structures. Developers can legally record restrictive covenants excluding manufactured homes in their subdivisions. Zoning Officer Riding asked Commission Members whether they want to develop a zone designation in which manufactured homes are not allowed.

Following lengthy discussion, Commission Members requested that City Attorney Todd Anderson draft some language which could be used in a new zone classification where manufactured homes would not be allowed. Commission Members discussed having a designator, such as a "C", attached to current zone designations to signify that manufactured homes are not allowed. Commission Members will review the proposed language at the next meeting.

Commission Member Alan Johnson MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Steven Pratt. 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 Linda Beard, Rand Crafts, Alan Johnson, Steven Pratt, Linda Sorensen, Tom Stephenson and Roger Zeeman voting in favor and no one voting against.

Chairman Bishop declared the meeting adjourned at 8:11 p.m.

  
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VANCE BISHOP, Chairman

  
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Gregory Jay Schafer, MMC, City Recorder

MINUTES APPROVED: P&Z 03-08-12