CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION MEETING
APRIL 12, 2012

PRESENT

Vance Bishop	Chairman
Linda Beard	Commission Member
Rand Crafts	Commission Member
Alan Johnson	Commission Member
Linda Sorensen	Commission Member
Roger Zeeman	Commission Member

ABSENT

Steven Pratt	Commission Member
Tom Stephenson	City Council Representative

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Planning & Zoning Secretary
Bill & Shauna Nelson	City Residents

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 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 Meeting held March 8, 2012 were presented for consideration and approval. Following review, Commission Member Alan Johnson MOVED to approve the minutes of the Planning & Zoning Commission Meeting held March 8, 2012, as presented. The motion was SECONDED by Commission Member Rand Crafts. 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, Linda Sorensen and Roger Zeeman voting in favor and Commission Members Steven Pratt and Tom Stephenson being absent.

BUSINESS

BILL NELSON, GREAT BASIN SUBDIVISION: GREAT BASIN SUBDIVISION PRELIMINARY PLAT

Commission Members reviewed the proposed preliminary plat for Great Basin Subdivision, consisting of 51 proposed lots, located at approximately 350 East and 450 North. Commission Member Linda Sorensen asked if the zoning on the property is still A-1 (Agricultural 1). Zoning Officer Alan Riding advised Commission Members that the property is currently zoned A-1 (Agricultural 1), which requires that lot size be a minimum of one acre. Chairman Bishop noted that, prior to proceeding with development of the subdivision, a zone change would be required. Mr. Nelson does not want to change the zone on the entire property because he plans to continue farming the area that is not developed for building lots. Zoning Officer Riding noted that Mr. Nelson will be required to bring in a final plat for phase one, which would be the property adjacent to 350 East Street, and he would need to have the zone changed prior to receiving approval on the final plat for the first phase of the project. Mr. Nelson could then continue farming the balance of the property.

Zoning Officer Riding advised Commission Members that water, sewer, and storm drain are all available in 350 East Street. Mr. Nelson will be required to install sidewalk, curb, gutter and enough asphalt to pave from the existing street to the curb. Commission Members discussed access to inner lots from 350 East Street and a proposed bridge across the canal along the north boundary of the property. It was determined that access from 350 East Street will be required when inner lots are developed, as well as a bridge across the canal on the north boundary. Mr. Nelson was instructed to provide a final plat for Phase One of Great Basin Subdivision, along with the proposed zone change request, when he is ready to go forward with his subdivision. Mr. Nelson was advised that, when he requests approval for phase one, he will be required to install curb, gutter, sidewalk and asphalt on the lots.

Following discussion and review, Commission Member Rand Crafts MOVED to approve the preliminary plat for Great Basin Subdivision, located at approximately 350 East 450 North, as presented by Bill Nelson. 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 Linda Beard, Rand Crafts, Alan Johnson, Linda Sorensen and Roger Zeeman voting in favor and Commission Members Steven Pratt and Tom Stephenson being absent.

Chairman Bishop distributed draft copies of proposed Planning Commission by-laws for review, stating that there would be no discussion at this time but they will be discussed at the next meeting. Chairman Bishop reminded Commission Members that, when we had the Utah League of Cities & Towns training last fall, it was suggested that the Planning Commission adopt by laws.

Chairman Bishop asked if there were any comments, questions or other items to be discussed. There

being none, Commission Member Roger Zeeman MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Linda Beard. 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, Linda Sorensen and Roger Zeeman voting in favor and Commission Members Steven Pratt and Tom Stephenson being absent.

Chairman Bishop declared the meeting adjourned at 7:34 p.m.

Vance W Bishop
VANCE BISHOP, Chairman

Karen Johnson
Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 06-14-12