

DELTA CITY PLANNING & ZONING COMMISSION PUBLIC HEARING
OCTOBER 13, 2005

PRESENT

Vance Bishop	Chairman
Dana Rempp	Commission Member
R. Dale Roper	Commission Member

ABSENT

Robert Banks	Commission Member
William Keel	Commission Member
David Styler	Commission Member
Liz Webb	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Lee & Becky Tanner	City Residents
Tonya Quackenbush	City Resident
Bill Nelson	City Resident
Kenneth Clark	Asst. Public Works Director

Chairman Bishop called the meeting to order at 6:45 p.m. He stated that notice of the meeting time, place and agenda 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.

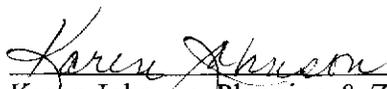
Chairman Bishop explained that the purpose of the public hearing was to receive public comment regarding the proposed vacation of utility easements located between Lots 56 and 57, White Sage Subdivision. Chairman Bishop then opened the public hearing to comment from the floor.

Lee and Becky Tanner, owners of property adjacent to Lots 56 and 57 voiced their approval of the proposed utility easement vacation. There were no negative comments heard.

Chairman Bishop declared the public hearing adjourned at 6:59 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 12-08-05

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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 provided to the Millard County Chronicle/Progress and to each member of the Planning & Zoning Commission at least two days prior to the meeting.

Chairman Bishop noted that, in the absence of a quorum of Planning & Zoning Commission Members, it is not possible to take action on any matters at this meeting. The meeting was declared an informal meeting, whereby those in attendance were welcome to discuss their proposals with Planning & Zoning Commission Members but no official action would be taken.

HOWARD & TONYA QUACKENBUSH: PROPOSED ANNEXATION OF PROPERTY LOCATED WEST OF DELTA CITY CORPORATE BOUNDARY

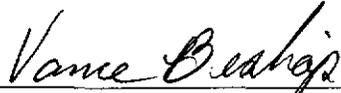
Mrs. Quackenbush discussed the boundaries of the proposed annexation. Zoning Officer Riding stated that there has been discussion and research regarding Delta City participating as petitioner in the proposed annexation by requesting annexation of other properties lying between current city boundaries and the area proposed for annexation by Howard and Tonya Quackenbush, including the area known as Lyman Row.

This proposal would delay the annexation proposed by Mr. & Mrs. Quackenbush but they will agree to delay of the annexation as long as they can begin construction on their property prior to completion of the annexation process. Delta City is proposing that a public meeting be held prior to the Planning & Zoning Commission meeting scheduled for November 10, 2005 to provide an opportunity for residents affected by the proposed annexation to obtain information and voice their concerns.

BILL NELSON: POSSIBLE PROPOSED SUBDIVISION ON PROPERTY LOCATED AT APPROXIMATELY 500 NORTH 350 EAST

Mr. Nelson discussed his proposed subdivision, located at approximately 500 North 350 East. Mr. Nelson was interested in providing smaller building lots than the one acre lots allowed in the Agricultural 1 (A-1) zone. Mr. Nelson was informed that he could subdivide into smaller lots if he changed the zone designation to a residential zone. Mr. Nelson was advised that he would need to have a preliminary plat drawn and submitted with his subdivision application in order to have the proposal reviewed and considered by the Planning & Zoning Commission.

The meeting adjourned at 7:47 p.m.



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary

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