

CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION PUBLIC HEARING
DECEMBER 10, 2009

PRESENT

R. Dale Roper	Vice Chairman
Robert Banks	Council Representative
Micah Chase	Commission Member
O. Dale Riding	Commission Member
Linda Sorensen	Commission Member

ABSENT

Vance Bishop	Chairman
Dana Rempp	Commission Member
Roger Zeeman	Commission Member
Alan Riding	Zoning Officer

ALSO PRESENT

Ken Clark	Assistant Zoning Officer
Karen Johnson	Planning & Zoning Secretary
Roberta Dutson	City Resident
Phil Lambertson	City Resident
Fred Works	City Resident
Mike Steele	City Resident
Steven Huber	City Resident
Dan Bringard	City Resident
Sherman & Donna Little	City Residents
Kim Buys	Area Resident

Vice Chairman Roper called the public hearing to order at 6:30 p.m. He stated that notice of the time, place and agenda of the meeting had been posted at the City Building, posted on the Utah Public Notice website, and provided to the Millard County Chronicle/Progress and to each member of the Planning & Zoning Commission at least two days prior to the meeting.

Vice Chairman Roper advised those in attendance that the purpose of the public hearing was to receive public comment regarding a proposed ordinance to regulate keeping poultry on residential lots. Vice Chairman Roper opened the public hearing to comment from the public.

Roberta Dutson asked Commission Members to explain what adopting the proposed ordinance will

do. Vice Chairman Roper stated that we had researched ordinances from other cities and towns in order to draft language which will allow residents to keep chickens on residential lots. The main focus of the proposed ordinance is that a coop will be required and the area will need to be kept clean. In addition, residents must apply for a permit to keep chickens on residential lots. The purpose of the permit is to keep animal control and city officials aware of where chickens are being kept in the city. Mrs. Dutson asked if she would be required to obtain a permit inasmuch as her chickens were already in her yard and "grandfathered" when the zoning ordinance was adopted. Vice Chairman Roper responded that she would probably need to obtain a permit for her chickens.

Phil Lambertson requested that the restriction on roosters be reconsidered to allow a limited number of roosters and felt that loud roosters could be controlled by the noise ordinance. Mr. Lambertson reported that the people who signed the petition he presented to Council Members were not opposed to roosters. Mr. Lambertson also felt that the number of chickens should allow for additional chickens to be raised for food. There could be a limited number allowed, up to a stated age, that would be butchered when they reach that age. This would allow raising chickens for both eggs and for food.

Donna Little stated that she is the closest neighbor to Phil Lambertson, who currently has chickens on his lot. Mrs. Little had no objections to having chickens next door or in her neighborhood.

Dan Bringard told Commission Members that he is not opposed to allowing chickens on residential lots, particularly given the current state of the economy. Mr. Bringard felt that the maximum number of chickens being set at 14 is rather low, especially for someone who wants to raise chickens for both eggs and meat for their family. Mr. Bringard felt that any area occupied by chickens must be kept clean so that odors do not become a problem for neighbors.

Phil Lambertson expressed that twenty-five chickens would not be unreasonable for a 10,000 square foot lot.

Assistant Zoning Officer Ken Clark stated that noise complaints have been received as well as complaints about roosters and cleanliness.

Vice Chairman Roper thanked everyone for their comments and declared the public hearing adjourned at 6:55 p.m.



R. DALE ROPER, Vice Chairman



Karen Johnson, Planning & Zoning Secretary