

CITY OF DELTA, UTAH  
SPECIAL PLANNING & ZONING COMMISSION MEETING  
**SEPTEMBER 17, 2009**

PRESENT

Vance Bishop	Chairman
Micah Chase	Commission Member
Dana Rempp	Commission Member
O. Dale Riding	Commission Member
R. Dale Roper	Commission Member
Liz Webb	Commission Member
Roger Zeeman	Commission Member

ABSENT

Robert Banks	Council Representative
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ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	P&Z Secretary
Mitchell Myers	City Resident
Wes & Nona Duncan	City Residents
Dillon & Brittney Pace	City Residents
Kim Campbell	Campbell & Associates Architects
Howard Quackenbush	City Resident
Betty Jo & Cassidy Western	City Residents
Brandon & Dena Kay Nielson	City Residents
Mike & Tina Nielson	City Residents
Gayle Bunker	Mayor
Val Christofferson	City Resident
Kiley Chase	City Resident

Chairman Bishop called the meeting to order at 6:35 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.

BUSINESS

KIM CAMPBELL, CAMPBELL & ASSOCIATES ARCHITECTS: PROPOSED SUBDIVISION REVISION ON PROPERTY LOCATED AT APPROXIMATELY 176 SOUTH LOCUST

AVENUE

Mr. Campbell stated that he is requesting that a revision be made to Lot 6, Silver Sage Subdivision. Mr. Campbell noted that a five foot utility easement runs along the west side of the lot but there are no utilities located in the easement. The property has been or is being purchased by the L.D.S. Church and they propose to relocate a 30' x 60' pavilion on the property. The existing structure would be moved to a location which would straddle the existing utility easement on Lot 6. The balance of the property would be planted with grass and include jacks in the ground for volleyball standards. There would also be trees and shrubs planted and rock mulch. The vinyl fence on the north would remain as is and the four foot chain link fence on the south would remain as is and tie into the six foot chain link fence at the rear of the church property. The east side of the lot would not be fenced. In addition, a concrete walkway will run from Locust Street into the church parking lot along the south side of the lot. Mr. Duncan asked what the elevation of the pavilion will be. Mr. Campbell indicated the pavilion will be constructed at approximately the existing grade of the property line between Lot 6 and the church property. It will be kept as low as possible to allow proper drainage away from the structure.

Zoning Officer Alan Riding advised Commission Members that Locust Avenue has a storm drain with an inlet box. Zoning Officer Riding felt that, with the amount of grass being planted, drainage will not be an issue. The easement needs to be vacated and there are no known utilities located there but, in the event utilities are found in the easement, it will be the responsibility of the church to bear the cost of relocating the utilities.

Zoning Officer Riding indicated that the issue being addressed at this time is vacation of the easement in order to allow the pavilion to be located on the property line between the church property and Lot 6. Current zoning regulations allow for an accessory structure to be constructed on-site in both zone designations included in the property parcels currently owned by the L.D.S. Church. The next item of business on the agenda is a request to re-zone the property designated as R-1-B in order to have all property owned by the L.D.S. Church to have the same zone designation. The R-1-B zone allows for construction of accessory structures and current set backs exceed current zoning requirements.

Howard Quackenbush requested permission to make a statement. Mr. Quackenbush advised Mr. Campbell that he owns property across the street from the church and offered his property for location of a pavilion if there is any problem with relocating the structure from its current location.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that the vacation of the five foot utility easement located across the west boundary of Silver Sage Subdivision Lot 6 be approved, if there are no utilities located in the easement, and that the City Council set a public hearing for the purpose of receiving public comment regarding the proposed zone change from Residential 1-B (R-1-B) to Public/Quasi-Public (P/QP) on property located at approximately 176 South Locust Avenue and including adjacent property. The motion was SECONDED by Commission Member Dana Rempp. 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.

ZONING OFFICER ALAN RIDING: PROPOSED ZONE CHANGE FROM RESIDENTIAL 1-B (R-1-B) TO PUBLIC/QUASI-PUBLIC (P/QP) ON PROPERTY LOCATED AT APPROXIMATELY 176 SOUTH LOCUST AVENUE, INCLUDING ADJOINING PROPERTY

Zoning Officer Riding indicated that this proposed zone change had been addressed in the previous motion.

ZONING OFFICER ALAN RIDING: PROPOSED UPDATE OF ZONING MAP

Zoning Officer Alan Riding advised Commission Members that when zones are changed, the zoning map should be updated within a short period of time. Zoning Officer Riding requested approval of the Planning & Zoning Commission to update the zoning map to include zone changes made since the last zoning map was prepared.

Commission Member R. Dale Roper MOVED to approve updating of the existing zoning map to include recent zone changes. The motion was SECONDED by Commission Member Micah Chase. 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.

MITCHELL MYERS: MANZANITA SUBDIVISION PRELIMINARY PLAT

Mr. Myers requested approval of his preliminary plat for Manzanita Subdivision as submitted.

Following review, Commission Member R. Dale Roper MOVED to approve the preliminary plat for Manzanita Subdivision, as presented. The motion was SECONDED by Commission Member Micah Chase. 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.

MITCHELL MYERS: MANZANITA SUBDIVISION PHASE I, PRELIMINARY AND FINAL PLAT

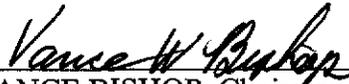
Mr. Myers requested approval of the preliminary and final plat for Manzanita Subdivision Phase I, consisting of seven lots. Zoning Office Riding indicated that all improvements are available in Locust Street, including storm drain, curb and gutter. The only improvement which will be required is the sidewalk. Mr. Myers stated that he will sell individual lots along Locust Avenue until the necessity arises for development of additional lots requiring street construction.

Following review, Commission Member R. Dale Roper MOVED to approve the preliminary and final plat for Manzanita Subdivision Phase I. The motion was SECONDED by Commission Member Micah Chase. 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.

There being no further business on the agenda, Commission Member R. Dale Roper MOVED to adjourn the meeting.

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

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 11-12-09