

DELTA CITY PLANNING & ZONING COMMISSION MEETING
JANUARY 13, 2005

PRESENT

Vance Bishop	Chairman
William Keel	Commission Member
R. Dale Roper	Commission Member
David Styler	Commission Member
Liz Webb	Commission Member

ABSENT

Robert Banks	Commission Member
Dana Rempp	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary

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.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held December 9, 2004 were presented for consideration and approval. Following review, Commission Member William Keel MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 9, 2004, as presented. The motion was SECONDED by Commission Member R. Dale Roper. 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.

BUSINESS

ZONING OFFICER ALAN RIDING: CHANGE IN PROPOSED ZONES FOR DEVELOPMENT DISTRICTS

Zoning Officer Alan Riding advised Commission Members that there had been some discussion with the owner of property located adjacent to Highway 50 east of town regarding the proposed zone change for that area. The Planning & Zoning Commission previously determined that the zone should be changed to Rural Residential but, in discussing proposed plans for development of the property, the property owner felt that the Highway Commercial zone designation would match the intent for the property when it was annexed into Delta City and he felt that it should remain designated as commercial property. Zoning Officer Riding has discussed the comments of the

property owner with Mayor Bunker and City Attorney Waddingham, both of which felt that the Highway Commercial Zone would better fit the area than the Rural Residential Zone which was previously approved.

The proposed zone changes was previously sent to the City Council for their review and approval. The City Council set a public hearing but the public hearing was postponed due to difficulty in obtaining property descriptions, which delayed printing notice of the public hearing. The proposed change in the zoning designation was referred back to the Planning & Zoning Commission for review and approval prior to the Council setting another public hearing.

Commission Members discussed whether it would be better to designate the area along Highway 6, running from Main Street to approximately 300 North, as Central Business rather than Highway Commercial.

Following review, Commission Member R. Dale Roper MOVED to recommend to the City Council that the property located on the west side of Highway 6, running from Main Street to approximately 300 North, excepting the property now designated as P-Q/P, be designated as a Central Business zone. The motion was SECONDED by Commission Member David Styler. 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.

Commission Member William Keel then MOVED to recommend to the City Council that the property located along Highway 50, between approximately 600 East and Manzanita Avenue, be designated as a Highway Commercial Zone; that the property located from approximately 50 South to approximately 350 South between Locust Avenue and Manzanita Avenue be designated as an R-1-A Zone; that the two parcels of property located at approximately 51 South Manzanita and approximately 824 East Main Street, currently zoned Rural Residential, be changed to Highway Commercial Zone; and that the property located at approximately 440 South White Sage Avenue and approximately 440 South Manzanita Avenue, both of which are owned by Delta City, be designated as Public-Quasi/Public Zone. The motion was SECONDED by Commission Member R. Dale Roper. 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.

Chairman Bishop asked if there were any comments, questions or other items to be discussed. There being none, Commission Member R. Dale Roper MOVED to adjourn the meeting. The motion was SECONDED by Commission Member David Styler.

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



VANCE BISHOP, Chairman



Karen Johnson, Planning & Zoning Secretary