



PLANNING AND ZONING COMMISSION

Public Hearing

Wednesday, May 13, 2020, Commences 6:45 p.m.

RJ Law Center

75 W Main, Delta, Utah 84624-9440

Richard I. Jones,
Chairman

Commission Members

Kelly Carter

Megan Davies

Phil Diaz

Chad Droubay

Sarah Kimball

Roger L Zeeman

Betty Jo Western,

Council Liaison

- Call to Order

BUSINESS

1. Proposed Zone Change

Topic: Zone Change for Parcel #67984, D4175-1, more specifically described as east of Roper Lumber Company (705 W Main, Delta).

Action: Discussion/Consideration for Approval

NOTICE: Be aware the Planning and Zoning Commission may conduct an Electronic Meeting so that a member of the Public Body may participate, pursuant to UCA §52-4-207, (1953), as amended. Agenda items are considered flexible and may be conducted sequentially different than illustrated herein to meet the needs of the Planning and Zoning Commission. Individuals and entities that have business before the Planning and Zoning Commission should be present at meeting commencement.

A handwritten signature in black ink, reading 'Sherri Westbrook', written over a horizontal line.

Sherri Westbrook, Recorder

CERTIFICATE OF MAILING & DELIVERY

The above signed, duly-appointed and acting City Recorder for Delta City, Utah, hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Millard County Chronicle-Progress, LLC, chronpro@millardccp.com, published on the Delta City and Utah Public Notice websites and was personally provided to each member of the Planning and Zoning Commission, this Monday, May 11, 2020.

THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN ALL CITY MEETINGS. In accordance with the Americans with Disabilities Act (ADA), we will make reasonable accommodations for those needing assistance to participate in our meetings. Requests for assistance can be made by contacting the City at 435.864.2759 at least twenty-four hours in advance of the meeting.



Delta City
76 N 200 W
Delta, UT 84624
435-864-2759, 435-864-4313fax

Application to Appear

APPLICANT INFORMATION

Applicant Name Roper Lumber Co.
Contact Name Jordan Roper
Contact Number 801 709 4115
Contact Email jordan@roperlumberco.com
Mailing Address 95 N Main St.
City, State, Zip Fillmore, UT 84621

APPEARANCE INFORMATION

Request to appear before:
☐ City Council ☒ Planning & Zoning ☐ Other: _____

Date you wish to appear: _____

Subject Summary: Requested zone change

Subject Detail:

Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.

Our current store sits on parcel #179011 (zoned highway commercial)
we own the adjoining parcel to the east (#67984) zoned single + multi family residential

our request is to consider rezoning parcel #67984 to highway commercial in effort to utilize this piece for our day to day operations with in our business. (Lumber + building materials distribution). Intent is to give our selves extra yard space if occasion required. Likely improvements would include commercial fencing on 3 sides.

Attached: County Property Descriptions, Plat map of property in consideration

Action Requested: zone change on parcel #67984 to highway commercial

Applicant Signature [Signature] Date 3/4/20

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

For City Use

Received by: _____
Notes: _____

Date: _____

Ownership- All (PDF) - PUBLIC

Account No Parcel	District Acres	Owner
	Legal	
0067984 D-4175-1	07 1.00	G A ROPER INVESTMENTS LTD 95 N MAIN ST FILLMORE, UT 84631-4507 BEG 40 FT E NW COR NE1/4 SW1/4 SEC 12, T17S, R7W, SLM, E 110.21 FT, S 290 FT, W 110.21 FT, N 290 FT TO BEG. ALSO BEG NW COR NE1/4 SW1/4 SEC 12, E 40 FT, S 290 FT, W 40 FT, N 290 FT TO BEG.
0179011 D-4175-1-3	07 1.02	G A ROPER INVESTMENTS LTD 95 N MAIN ST FILLMORE, UT 84631-4507 BEG 64.5 FT S NE COR NW1/4 SW1/4 SEC 12, T17S, R7W, SLM, S 286 FT, W 91 FT, N 33 FT, W 66 FT, N 253 FT, E 157 FT TO BEG. ALSO BEG 64.5 FT S NE COR NW1/4 SW1/4 SEC 12, W 157 FT, M/L, TO ST RD R/W, NELY ALG CNT RD TO PT 22.75 FT N OF BEG, S 22.75 FT TO BEG.

current business

#68032
D-4178
KELLY JENKINS
DEBRA JOYCE JENKINS
JOYCE S MOODY (JT)
B 283 P 659
0.14 AC.

