Planning & Zoning Commission

Regular Meeting
Thursday, June 12, 2014
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

PRESENT
Member Alan Johnson
Member Roger Zeeman
Member Linda Beard
Member Wes Duncan
Member Rand Crafts

ABSENT
City Representative Kiley Chase
Chairwoman Linda Sorensen
Member Richard Jones

ALSO PRESENT
Deputy Recorder Barbara Clark
City Code Enforcement Officer Alan Riding
City Attorney Todd Anderson
City Code Enforcement Asst. Dent Kirkland
Property Owner Mel Dutson

Acting Chairwoman Linda Beard, called the meeting to order at 7:05 p.m. She stated that notice of the time, place and the agenda of the meeting had been posted at the City Building, on the Utah Public Notice website, the Delta City website, and had been provided to the Millard County Chronicle-Progress and to each member of the Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of Planning & Zoning Commission Meeting held May 08, 2014 were presented for consideration and approval. Commission Member Alan Johnson made a MOTION to adopt the minutes of May 08, 2014, as corrected. Commission Member Roger Zeeman SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan, Roger Zeeman and Alan Johnson voting in favor, and Commission Member Dick Jones, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent.

UNAPPROVED

BUSINESS

Proposed Approval of Final Plat for Dutson Sub Division owned by Mel Dutson

The proposed approval of the final plat of Dutson Sub Division owned by Mel Dutson and Layne Duson, more specifically, phase 1, lots #1 and 2:

City Attorney Todd Anderson updated the Commission on the improvements for the Dutson Sub Division. Mr. Anderson reported that the only improvement missing was the sidewalks, and the property owner is asking that the lots may be sold and construction completed and then before occupancy the sidewalks will be built, which as Code Enforcement Officer Alan Riding stated is the City's preference. City Attorney Todd Anderson advised that the final plat be approved with the stipulation that the Restrictive Covenants be recorded. There was a discussion with the Commission regarding the Restrictive Covenants with City Attorney Todd Anderson. Commission Member Rand Crafts MOTIONED to approve the final plat for the Dutson Sub Division, Phase 1, lots 1 and 2 with the stipulated Restrictive Covenants to be recorded as part of the plat approval. Commission Member Alan Johnson SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan, Roger Zeeman and Alan Johnson voting in favor, and Commission Member Dick Jones, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent.

OTHER BUSINESS

Wes Duncan had previously expressed concern for the Auto Dismantling Business that had acquired a Conditional Use Permit and brought this issue up again. Code Enforcement Officer stated that the business was operating to code.

With no other comments or questions, Commission Member Rand Crafts made a MOTION to adjourn the meeting. Commission Member Wes Duncan SECONDED the motion. Acting Chairwoman Linda Beard asked if there were any questions or comments regarding the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan, Roger Zeeman and Alan Johnson voting in favor, and Commission Member Dick Jones, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent. There being none, she called for a vote. Acting Chairwoman Linda Beard delcared the meeting adjourned at 7:15 p.m.

Minutes Approved: **Barbara Clark, Deputy Recorder**

UNAPPROVED

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