Planning & Zoning Commission

Regular Meeting
Thursday, July 10, 2014
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

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

ABSENT
City Representative Kiley Chase
Chairwoman Linda Sorensen
Member Richard Jones
Member Alan Johnson

ALSO PRESENT
Deputy Recorder Barbara Clark
City Code Enforcement Officer Alan Riding
Acting Attorney Jessica Anderson
City Code Enforcement Asst. Dent Kirkland
Bill Nelson
Bryan Cull
Rex Friant

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 June 12, 2014 were presented for consideration and approval. Commission Member Wes Duncan made a MOTION to adopt the minutes of June 12, 2014, as presented. Commission Member Roger Zeeman SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan and Roger Zeeman voting in favor, and Commission Member Dick Jones, Commission

Member Alan Johnson, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent.

BUSINESS

Proposed Approval of Final Plat for Ashton Villas Planned Unit Development

The proposed approval of the final plat for Ashton Villas Planned Unit Development was presented by Rex Friant representing Gunnison Bank. The Commission discussed the plat for the Condominium and any Home Owner's Association guidance or Restricted Covenants to be recorded. Curb and gutter and sidewalks requirements were discussed. Commission Member Rand Crafts MOTIONED to TABLE the approval of final plat for Ashton Villas PUD until the Commission could review Covenants written under the Home Owners Association and ensure that the issues discussed were covered by those Covenants. Commission Member Roger Zeeman SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan and Roger Zeeman voting in favor, and Commission Member Dick Jones, Commission Member Alan Johnson, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent.

Proposed Conditional Use Permit for Bryan E. Cull

Bryan Cull proposed to the Commission an application for a Conditional Use Permit for a Storage Unit on his property. Pictures of the 40 foot semi-trailer was provided to the Commission in their packets in advance of the meeting. There was a discussion by the Commission and Acting Attorney Jessica Anderson regarding the proposed conditional use permit. Mrs. Anderson stated the requirements for storage units from 12-915 of the Delta City Revised Cod of Ordinances. Commission Member Rand Crafts MOTIONED to approve the conditional use permit with the following conditions: Road base placed beneath unit as a pad, unit enclosed with skirting, and unit to be painted to match surrounding buildings, with all conditions to be complete by November 1st, 2014 to be reviewed by the Enforcement Officer, Alan Riding. Commission Member Wes Duncan SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan and Roger Zeeman voting in favor, and Commission Member Dick Jones, Commission Member Alan Johnson, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent.

OTHER BUSINESS

Bill Nelson stated that he felt that there was undue usage on the half street adjoining Mr. Nelson's property. Code Enforcement Officer Alan Riding explained to Mr. Nelson that the street's use is not against any city code. Commission Member Rand Crafts reminded that the Planning and Zoning Commission could not act on any item on this date that was not on the

agenda. Mr. Nelson continued to inform the commission on his dissention with the street usage. Mr. Riding quoted code allowing the street's use and right of way.

With no other comments or questions, Commission Member Roger Zeeman made a MOTION to adjourn the meeting. Commission Member Rand Crafts SECONDED the motion. Acting Chairwoman Linda Beard asked if there were any questions or comments regarding the motion. There being none, she called for a vote. The motion passed with Commission Members Rand Crafts, Wes Duncan and Roger Zeeman voting in favor, and Commission Member Dick Jones, Commission Member Alan Johnson, City Representative Kiley Chase and Commission Chairwoman Linda Sorensen being absent. Acting Chairwoman Linda Beard delcared the meeting adjourned at 7:45 p.m.

Minutes Approved: 8/14/14

Barbara Clark

Barbara Clark, Deputy Recorder