



Planning & Zoning Commission

Regular Meeting

Thursday, February 12, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Member Linda Beard

Member Rand Crafts

Member Alan Johnson

Member Wes Duncan

City Representative Kiley Chase

ABSENT

Deputy Recorder Barbara Clark

Chairwoman Linda Sorensen

Member Richard Jones

Member Roger Zeeman

ALSO PRESENT

Attorney Todd Anderson

Asst. Code Enforcement Officer Dent

Kirkland

Dale Bond, property owner

City Employee Travis Stanworth

Acting Chairwoman Linda Beard called the meeting to order at 7:00 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 January 8, 2015 were presented for consideration and approval. Commission Member Rand Crafts made a MOTION to adopt the minutes of January 8, 2015, as presented. Commission Member Alan Johnson SECONDED the motion. The motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase voting in favor and Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

BUSINESS

Dale Bond Conditional Use Permit for Building Storage Units on 279 E Main Street

Dale Bond presented the proposal for building storage units on the lot on 279 E Main Street. Commission Member Crafts asked if Mr. Bond was planning on building the storage units the same as he had in the past. Mr. Bond stated that he would. Member Crafts asked if the storage units would be fenced. In reply, Mr. Bond stated that they would on the west side. Mr. Bond reported that the existing building would remain as it is. Acting Chairwoman Linda Beard asked if the current zoning would allow for this proposal. City Attorney Anderson stated that it was allowed under conditional use. City Attorney Anderson stated that he had concerns about putting storage units on Main Street. Mr. Anderson recommended placing this proposal on a public notice and scheduling a public meeting. Mr. Bond responded that the property presently is an eye sore, and that the property in question would look much nicer with the proposed storage units. The Commission questioned Mr. Bond about the placement of the proposed storage units. Mr. Bond was notified to give notice to neighboring properties. Commission Member Rand Crafts stated that he felt that with the improvement of the proposed storage units and the placement being where it was not highly visible, he did not see a problem. Attorney Anderson responded by stating that the zoning purpose would be in question for future uses with the storage units in place. City Representative Kiley Chase agreed that the proposed storage units would be an improvement over the present state of the property. Member Rand Crafts told Mr. Bond the types of conditions that would be listed on the proposed conditional use permit, using the examples of general appearances and general maintenance. The main concern expressed by Commission Members was the opinion of the property owners around the proposed storage unit area. Commission Member Rand Crafts MOVED to TABLE the application of the proposed conditional use permit and schedule a public hearing regarding the notice of the proposed storage units for March 12 at 6:30 pm for public information and comment, and also to have Mr. Dale Bond directly notify the property owners adjacent to the property of the intent. The motion was SECONDED by City Representative Kiley Chase. Acting Chairwoman Linda Beard asked if there were any more comments or questions. There being none, the motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase voting in favor and Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

Cameron Johnson Proposal for Zoning Change on Tax ID: d-3870, 3888-5, 3852-3-3, 3857 Zoned as M-H and H-C to R-4

Code Officer Dent Kirkland presented the proposed zone change that Cameron Johnson is desiring, as Cameron Johnson was not present. City Attorney Anderson briefly discussed the proposed zone change with the Commission. The question was asked by Member Rand Crafts if conditions could be made with zone approval. Attorney Anderson clarified that no final decision could be made without a notice of public hearing regarding the matter. It was decided to set this matter for public hearing at 6:00 pm on a future date. City Representative Kiley Chase MOVED to TABLE the matter of zone change for Cameron Johnson until a public hearing at a later date is set and comments or questions from the public can be heard. The motion was SECONDED by Alan Johnson. Acting Chairwoman Linda Beard asked if there were any more comments or questions. There being none, the motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase voting in favor and Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

OTHER BUSINESS

City Attorney brought up the future annexation application petitioned by Rob Droubay behind his existing sub division. Mr. Anderson stated that he didn't think the annexation was a concern, other than the current road that exists is not a dedicated road. There was a discussion regarding this. Mr. Anderson reported to the Commission that a letter went out from Delta City to many property owners regarding the proposed annexation of the Airport property. Mr. Anderson informed that the Mayor was working closely with the County in this endeavor, and that the County would be sending out public notice of the proposed change.

With no other comments or questions, Commission Member Kiley Chase 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 Linda Beard, Rand Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase voting in favor and Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

Chairwoman Linda Beard declared the meeting adjourned at 7:50 p.m.

Minutes Approved

Barbara Clark, Deputy Recorder