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Planning & Zoning Commission

Regular Meeting

Thursday, July 10, 2014

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

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PRESENT

5 Member Roger Zeeman

6 Member Linda Beard

7 Member Wes Duncan

8 Member Rand Crafts

ABSENT

10 City Representative Kiley Chase

11 Chairwoman Linda Sorensen

12 Member Richard Jones

13 Member Alan Johnson

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ALSO PRESENT

16 Deputy Recorder Barbara Clark

17 City Code Enforcement Officer Alan Riding

18 Acting Attorney Jessica Anderson

19 City Code Enforcement Asst. Dent Kirkland

20 Bill Nelson

21 Bryan Cull

22 Rex Friant

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

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MINUTES

31 The proposed minutes of Planning & Zoning Commission Meeting held June 12, 2014 were
32 presented for consideration and approval. Commission Member Wes Duncan made a MOTION
33 to adopt the minutes of June 12, 2014, as presented. Commission Member Roger Zeeman
34 SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes
35 Duncan and Roger Zeeman voting in favor, and Commission Member Dick Jones, Commission

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

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39 **BUSINESS**

40 Proposed Approval of Final Plat for Ashton Villas Planned Unit Development

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

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53 Proposed Conditional Use Permit for Bryan E. Cull

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

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68 **OTHER BUSINESS**

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

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

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

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90 Minutes Approved: _____ Barbara Clark, Deputy Recorder

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