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## Planning & Zoning Commission

### Regular Meeting

Thursday, August 14, 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 Rand Crafts

8 Chairwoman Linda Sorensen

9 Member Richard Jones

10 City Representative Kiley Chase

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#### ABSENT

13 Member Alan Johnson

14 Member Wes Duncan

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#### ALSO PRESENT

18 Deputy Recorder Barbara Clark

19 Attorney Todd Anderson

20 Dan Davies

21 Neil Ashton

22 Belinda Ashton

23 City Code Enforcement Asst. Dent Kirkland

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

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#### **MINUTES**

32 The proposed minutes of Planning & Zoning Commission Meeting held July 10, 2014 were  
33 presented for consideration and approval. Commission Member Linda Beard made a MOTION  
34 to adopt the minutes of July 10, 2014, as presented. Commission Member Roger Zeeman  
35 SECONDED the motion. The motion passed with Commission Members Rand Crafts, Roger

36 Zeeman, Linda Beard, Dick Jones and Kiley Chase voting in favor, and Commission Member Alan  
37 Johnson and Commission Member Wes Duncan being absent.

38 **BUSINESS**

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

40 The proposed approval of the final plat for Ashton Villas Planned Unit Development was  
41 presented by Dan Davies representing the proposed owners, the Ashton family. The  
42 Commission discussed the plat for the Condominium and any Home Owner's Association  
43 guidance or Restricted Covenants to be recorded. Mr. Davies explained to the Commission the  
44 urgency of approval, and the restriction on time regarding approval. City Attorney Todd  
45 Anderson reported that the restrictive covenants that were sent to him were incomplete and  
46 rather generic in nature. City Attorney Todd Anderson stated that the main concerns Delta City  
47 had with the Planned Unit Development was that because the common area is shared, who was  
48 responsible for the common area if a nuisance issue evolved, and also the necessary  
49 improvements that are required of all subdivisions. The improvements required of the  
50 proposed plat are curb, gutter and sidewalk. City Attorney Todd Anderson informed the  
51 Commission that in speaking with the Mayor, some assurances will be required regarding the  
52 sidewalk. There was a discussion regarding requirements of the planned unit development with  
53 the Commission and City Attorney Todd Anderson. Dan Davies stated that he would try to set a  
54 meeting with the Mayor before Monday morning in order to get the proposed plat on the Delta  
55 City Council meeting agenda. Commission Member Rand Crafts MOVED to approve the final  
56 plat based on the following conditions: That a legal instrument be prepared by the applicants  
57 to the satisfaction of the Delta City Council to cover the required improvements to the property  
58 including curb and gutter, sidewalks and the common areas in an enforceable manner for the  
59 city. The motion was SECONDED by Commission Member Kiley. The motion passed with  
60 Commission Members Rand Crafts, Roger Zeeman, Linda Beard, Dick Jones and Kiley Chase  
61 voting in favor, and Commission Member Alan Johnson and Commission Member Wes Duncan  
62 being absent.

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64 **OTHER BUSINESS**

65 There was no other business.

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67 With no other comments or questions, Commission Member Roger Zeeman made a MOTION to  
68 adjourn the meeting. Commission Member Richard Jones SECONDED the motion. Chairwoman  
69 Linda Sorensen asked if there were any questions or comments regarding the motion. There  
70 being none, she called for a vote. The motion passed with Commission Members Rand Crafts,

71 Roger Zeeman, Linda Beard, Dick Jones and Kiley Chase voting in favor, and Commission  
72 Member Alan Johnson and Commission Member Wes Duncan being absent.

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74 Chairwoman Linda Sorensen delcared the meeting adjourned at 7:45 p.m.

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80 Minutes Approved:

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Barbara Clark, Deputy Recorder

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UNAPPROVED