Planning & Zoning Commission

Regular Meeting
Thursday, October 09, 2014
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

UNAPPROVED

PRESENT
Member Linda Beard
Member Rand Crafts
Chairwoman Linda Sorensen
Member Richard Jones
City Representative Kiley Chase
Member Wes Duncan

ABSENT
Member Alan Johnson
Member Roger Zeeman
Member Rand Crafts

ALSO PRESENT
Deputy Recorder Barbara Clark
Attorney Todd Anderson
Russell Greathouse
Cindy Greathouse
Jim Edwards
City Code Enforcement Asst. Dent Kirkland

Chairwoman Linda Sorensen 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 August 14, 2014 were presented for consideration and approval. Commission Member Richard Jones made a MOTION to adopt the minutes of August 14, 2014, as presented. Commission Member Wes Duncan SECONDED the motion. The motion passed with Commission Members Wes Duncan, Linda Beard, Dick Jones and Kiley Chase voting in favor, and Commission Members Alan Johnson, Roger Zeeman and Rand Crafts being absent.

BUSINESS

Proposed Amended Preliminary Plat owned by Russell Greathouse

The proposed approval of the amendment from ½ acre to 1 acre lots for the Preliminary Plat: Block 1, Lots 5 & 6, Sandridge Subdivision at 1010 East 750 North Phase One was presented for approval by owner Russell Greathouse. City Attorney Todd Anderson provided documents to the Commission for review. Commission Member Linda Beard asked for a review of the policy of Preliminary Plat needing to be approved within one year, or the procedure begins anew. Mr. Anderson reported that the current plat was past that time, even though it had been recorded without improvements or sureties. Mr. Anderson stated that a Public Hearing will have to be held because on the previously approved and recorded plat, three roads were dedicated to Delta City. Therefor any changes would have to be made public, even though the roads had never been constructed. Mr. Greathouse indicated that he wanted to use the current plat as a final, as well. Mr. Anderson pointed out that for the amendment to be approved, the plat had to go through first the preliminary phase. And then the final phase with a surety or construction of the improvements complete. Also the Public Hearing must happen before the amendments are approved, because technically, Delta City is vacating the streets previously recorded. Attorney Anderson focused on the main concerns that he had regarding this proposal. One concern was the current Delta City policy requesting 60 foot wide roads. There was a discussion with the Commission and Mr. Greathouse regarding this concern. One Commission Member asked if an exception could be made for Mr. Greathouse since it had been drawn up in years prior to City policy changes. Mr. Anderson stated that for an exception to be made, legally the policy would have to be changed to say that if the road was servicing only a determined amount of houses, the road could be 50 feet wide, or as determined by policy. It was brought up that past requests had already taken place asking for the same exceptions, so it was recommended that the policy be adhered to, or legally changed. Mr. Anderson addressed that on the proposed plat, behind lots 5 and 6, the land behind becomes undevelopable with no public access. The idea was discussed of enlarging the lots, thereby solving the land locked issue. Ideas were discussed regarding the road width, and different possibilities that might allow the policy to be followed without postponing Mr. Greathouse's project. Delta City Assistant Zoning Officer Dent Kirkland asked that even if an exception was allowed, could the City require so many feet of asphalt, for example, 37 feet of asphalt. Mr. Greathouse clarified that he desired to move the project along quickly, so different concepts were discussed to induce the swiftest action. Commission Member Chase deduced that if the surety issue was in place, after the public meeting the plat could possibly be approved as preliminary and then as a final that same night. Mr. Anderson explained the details of a surety to Mr. Greathouse, and the importance of the policy for curb, gutter and asphalt. It was suggested to Mr. Greathouse

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that if he wanted both preliminary and final approval next month to pursue the sureties. Commission Member Kiley Chase MOVED to set a public meeting to approve the amendments for the preliminary plat of Sanderidge Subdivision, Block 1, Lots 5 & 6 at 1010 East 750 North Phase one on November 13, 2014 at 6:45 pm. Commission Wes Duncan SECONDED the motion. Chairwoman Linda Sorensen asked if there were any comments or concerns. There being none, the motion passed with Commission Members Wes Duncan, Linda Beard, Dick Jones and Kiley Chase voting in favor, and Commission Members Alan Johnson, Roger Zeeman and Rand Crafts being absent.

OTHER BUSINESS

There was no other business.

With no other comments or questions, Commission Member Kiley Chase made a MOTION to adjourn the meeting. Commission Member Linda Beard SECONDED the motion. Chairwoman Linda Sorensen 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 Wes Duncan, Linda Beard, Dick Jones and Kiley Chase voting in favor, and Commission Members Alan Johnson, Roger Zeeman and Rand Crafts being absent.

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

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

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