



Planning & Zoning Commission

Regular Meeting

Thursday, January 09, 2014

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Member Linda Beard

Member Richard Jones

Member Wes Duncan

Member Roger Zeeman

Member Rand Crafts

ABSENT

Member Alan Johnson

City Code Enforcement Officer Alan Riding

Chairwoman Linda Sorensen

ALSO PRESENT

City Attorney Todd Anderson

Deputy Recorder Barbara Clark

City Code Enforcement Officer Ken Clark

Chairwoman Linda Beard, standing in for Chairwoman Linda Sorensen, called the meeting to order at 6:30 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 December 12, 2013 were presented for consideration and approval. Following the suggested corrections of Alan Johnson being present twice, replaced with Dick Jones being present and also on line #44, "Commission Member Rand Crafts made" as a repetition, Commission Member Rand Craft made a MOTION to adopt the minutes as corrected, and Commission Member Roger Zeeman SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes

Duncan, Dick Jones, and Roger Zeeman voting in favor and Member Beard acting as Chairwoman for Linda Sorensen, being absent, and Member Alan Johnson being absent.

Proposed Rezoning of Property on 350 East Between 450 North and 750 North presently zoned as A-1 to be Rezoned as R1-A-NM with the Legal Description of;

BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SECTION 6, T17S, R6W, SLM; THENCE NORTH 01°34'07" EAST ALONG QUARTER SECTION LINE 1398.79 FEET; THENCE SOUTH 83°56'09" EAST 551.99 FEET ALONG THE SOUTH BOUNDARY OF CANAL ACCESS ROAD; THENCE SOUTH 01°34'07" WEST 1344.49 FEET TO THE SECTION LINE; THENCE NORTH 89°34'48" WEST 550.40 FEET ALONG SAID SECTION LINE TO THE POINT OF THE BEGINNING. CONTAINING 17.35 ACRES.

City Attorney Todd Anderson stated that preceding the regular Planning and Zoning meeting was a public meeting to address any comments from the public. There being no public objections of said zone changes, Commission Member Rand Crafts made a MOTION to recommend to approve a zoning change to the Delta City Council, the property on 350 East between 450 North and 750 North presently zoned as A-1 to be rezoned as R1- A-NM. Mr. Crafts also recommended advising the current property owners involved in this zoning change of their rights under the "Grandfather" and that Code Enforcement Officer Ken Clark make these rights know to them. Commission Member Wes Duncan SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan, Dick Jones, and Roger Zeeman voting in favor and Member Beard acting as Chairwoman for Linda Sorensen, being absent, and Member Alan Johnson being absent.

Tobacco Specialty Shops/Zoning

City Attorney Todd Anderson conveyed the concern regarding having a special zoning for Tobacco Specialty Shops, especially regarding "Spice" or other synthetic drugs that are increasingly difficult to control. There was a discussion regarding an appropriate zoning location for this as City Attorney Todd Anderson asked for the Commission's direction in addressing zoning for Tobacco Specialty Shops. Several suggestions for a special zone for this item was discussed, along with the State Zoning policy which would limit said zoning considerably. There was a recommendation in the Industrial 1 area that Attorney Anderson noted. Commission Member Rand Crafts made a MOTION to recommend to the Delta City Council, Code Enforcement Officer, and for City Attorney Anderson to make the language and recommendations for locating zoning for Tobacco Specialty Shops in Industrial Zoning that would fit the buffer zones outlined by State Law. Wes Duncan SECONDED the motion. The motion passed with Commission Members Rand Crafts, Wes Duncan, Dick Jones, and Roger

Zeeman voting in favor and Member Beard acting as Chairwoman for Linda Sorensen, being absent, and Member Alan Johnson being absent.

Sub Division Code Review

Code Enforcement Officer provided each Commission Member with a section of the Sub Division Ordinance so that as it was discussed, they could mark any changes or recommendations for future reference. The Commission pursued discussing the Definitions section of the ordinance. It was suggested by Code Enforcement Officer Ken Clark that future Sub Division Ordinance Reviews be implemented in a work session.

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

Acting Chairwoman Linda Beard declared the meeting adjourned at 8:28 p.m.

Minutes Approved: 03-13-2014



Barbara Clark, Deputy Recorder