Planning & Zoning Commission

Regular Meeting
Thursday, August 14, 2014
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

PRESENT
Member Roger Zeeman
Member Linda Beard
Member Rand Crafts
Chairwoman Linda Sorensen
Member Richard Jones
City Representative Kiley Chase

ABSENT
Member Alan Johnson
Member Wes Duncan

ALSO PRESENT
Deputy Recorder Barbara Clark
Attorney Todd Anderson
Dan Davies
Neil Ashton
Belinda Ashton
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 July 10, 2014 were presented for consideration and approval. Commission Member Linda Beard made a MOTION to adopt the minutes of July 10, 2014, as presented. Commission Member Roger Zeeman SECONDED the motion. The motion passed with Commission Members Rand Crafts, Roger

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

BUSINESS

Proposed Approval of Final Plat for Ashton Villas Planned Unit Development

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

OTHER BUSINESS

There was no other business.

With no other comments or questions, Commission Member Roger Zeeman made a MOTION to adjourn the meeting. Commission Member Richard Jones 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 Rand Crafts,

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

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

Minutes Approved: 10-09-2014

Barbara Clark, Deputy Recorder