Planning & Zoning Commission

Regular Meeting
Thursday, January 8, 2015
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

PRESENT
Member Linda Beard
Member Rand Crafts
Member Alan Johnson
Member Richard Jones
Chairwoman Linda Sorensen
Member Roger Zeeman

ABSENT
Member Wes Duncan
City Representative Kiley Chase

ALSO PRESENT
Deputy Recorder Barbara Clark
Attorney Todd Anderson
Steven Pratt
Asst. Code Enforcement Officer 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 October 09, 2014 were presented for consideration and approval. Commission Member Alan Johnson made a MOTION to adopt the minutes of October 09, 2014, as corrected. Commission Member Linda Beard SECONDED the motion. The motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Dick Jones and Roger Zeeman voting in favor, and Commission Member Wes Duncan and City Representative Kiley Chase being absent.

BUSINESS

Reapprove Pratt Estates Plat B at Approximately 220 North 550 East

Steven Pratt requested an extension on the original approval of Pratt Estates Plat B at approximately 220 North 550 East in Delta. The previous approval was done December 12, 2013. Mr. Pratt stated that there were no changes made to the plat. City Attorney Anderson pointed out to the Commission that the Planning & Zoning Commission did have the authority to grant an extension on the approval per code 3.7 of the Sub Division code. There was a discussion with the Commission regarding exemptions on preapproved final plats and the interference with current code. Mr. Anderson stated that any exemptions would have to be handled carefully. Mr. Anderson pointed out that the potential development needed to be examined. Mr. Pratt requested an extension of one year. Commission Member Richard Jones made a MOTION to grant an extension of approval for the preliminary on Pratt Estates, Plat B for one year from last approval date, which occurred December 12, 2013. Member Rand Craft 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 Linda Beard, Rand Crafts, Alan Johnson, Dick Jones and Roger Zeeman voting in favor, and Commission Member Wes Duncan and City Representative Kiley Chase being absent.

OTHER BUSINESS

City Attorney Anderson had a discussion with the Commission regarding zoning and exotic animals within the Delta City limits. The Commission briefly deliberated about the regulation with exotic animals. City Attorney thanked the Commission for their ideas. The Pit Bull issue was brought up by the Commission, and Mr. Anderson stated that the Animal Ordinance was being amended due to the State changes regarding breed specific regulations. Asst. Code Enforcement Officer Dent Kirkland reviewed with the Commission the Conditional Use Permit granted to Brian Cull. Mr. Kirkland stated that Mr. Cull is in compliance on all conditions that were stated in the Conditional Use Permit.

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

Chairwoman Linda Sorensen delcared the meeting adjourned at 7:40 p.m.

Minutes Approved: 2-12-15

Barbara Clark
Barbara Clark, Deputy Recorder