



Planning & Zoning Commission

Regular Meeting

Thursday, March 12, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Member Linda Beard

Member Rand Crafts

Member Wes Duncan

City Representative Kiley Chase

Chairwoman Linda Sorensen

Member Roger Zeeman

Member Richard Jones

ABSENT

Deputy Recorder Barbara Clark

Alan Johnson

ALSO PRESENT

Attorney Todd Anderson

Code Enforcement Officer Dent Kirkland

Bill Nelson

Asst. Code Officer Travis Stanworth

Shauna Nelson

Chairwoman Linda Sorensen called the meeting to order at 7:00 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 February 12, 2015 were presented for consideration and approval. Commission City Representative Kiley Chase made a MOTION to adopt the minutes of February 12, 2015, as presented. Commission Member Roger Zeeman SECONDED the motion. The motion passed with Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Dick Jones, Wes Duncan and City Representative Kiley Chase voting in favor and Member Alan Johnson being absent.

BUSINESS

Dale Bond Conditional Use Permit for Building Storage Units on 279 E Main Street

There was a discussion regarding the request for conditional use permit for Dale Bond, with the understanding that Dale Bond needed to find ownership paperwork to settle the sub division issue. City Representative Kiley Chase commented that he agreed with the view of Steven Pratt, property owner in his statements in the Public Hearing. Mr. Chase said that in hopes of future development, and the fact that the area in question is prime commercial property, he would prefer the storage units not be allowed to be built there. Member Rand Crafts pointed out that because it is prime real estate, an entity would pay the price to get it. City Representative Kiley Chase MOVED to table the request for conditional use permit by Dale Bond for building storage units on 279 East Main Street until the next scheduled Planning and Zoning meeting. The motion was SECONDED by Wes Duncan. Chairwoman Linda Sorensen asked if there were any more questions or comments, and there being none, the motion passed with Commission Members Linda Sorensen, Linda Beard, Dick Jones, Rand Crafts, Wes Duncan and City Representative Kiley Chase voting in favor and Member Alan Johnson being absent.

Bill Nelson's Request Extension Request for Preliminary Plat for 350 East 450 North

Bill Nelson requested to have his preliminary plat for his sub division on 350 East 450 North, extended for one year. Member Rand Crafts MOVED to approve the extension for Bill Nelson's preliminary plat for one year. City Representative Kiley Chase SECONDED the motion. Chairwoman Linda Sorensen asked if there were any more questions or comments, and there being none, the motion passed with Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Dick Jones and City Representative Kiley Chase voting in favor and Member Alan Johnson being absent.

OTHER BUSINESS

Code Enforcement Officer Dent Kirkland updated the Commission regarding the proposed zone change by Delta Estates. Mr. Kirkland reported that he had not heard from the property owners since the last meeting. Mr. Kirkland also updated the Commission on sub division problems that he has come across and asked the Commission's opinion. Member Rand Crafts summarized what he understood regarding if it were a sub division or new build as far as if curb and gutter and sidewalk was necessary. There was a discussion with the Commission on this topic. City Representative Kiley Chase stated that many of the mentioned concerns could be better addressed with an updated Master Plan. Chairwoman Linda Sorensen asked what other small communities are doing regarding the mentioned issues. Code Enforcement Officer Dent Kirkland gave examples of the dilemmas that he had in recent months. The Commission had a discussion regarding these examples and possible solutions. It was suggested that Planning and

Zoning rethink the Delta City definition of a sub division. The Commission discussed the possibility of doing this. City Attorney Anderson deliberated on these concerns. Mr. Anderson also conversed on a proposed annexation.

With no other questions or concerns, City Representative Kiley Chase MOVED to adjourn the meeting. Member Rand Crafts SECONDED the motion. Chairwoman Linda Sorensen asked if there were any more questions or comments, and there being none, the motion passed with Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Dick Jones and City Representative Kiley Chase voting in favor and Member Alan Johnson being absent. Chairwoman Linda Sorensen delcared the meeting adjourned at 7:55 p.m.

Minutes Approved

Barbara Clark, Deputy Recorder