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Planning & Zoning Commission

Public Hearing

Thursday, March 12, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

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4 PRESENT

- 5 Member Linda Beard
- 6 Member Rand Crafts
- 7 Member Wes Duncan
- 8 City Representative Kiley Chase

- 9 Chairwoman Linda Sorensen
- 10 Member Roger Zeeman
- 11 Member Richard Jones

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13 ABSENT

- 14 Deputy Recorder Barbara Clark
- 15 Alan Johnson

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17 ALSO PRESENT

- 18 Attorney Todd Anderson
- 19 Code Enforcement Officer Dent Kirkland
- 20 Asst. Code Officer Travis Stanworth
- 21 Shauna Nelson
- 22 Dale Bond, property owner
- 23 Steven Pratt, property owner
- 24 Bill Nelson
- 25 Patrick Bond

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27 Chairwoman Linda Sorensen called the public hearing to order at 6:00 p.m. She stated that
28 notice of the time, place and the agenda of the meeting had been posted at the City Building,
29 on the Utah Public Notice website, the Delta City website, and had been provided to the Millard
30 County Chronicle-Progress and to each member of the Commission at least two days prior to
31 the meeting.

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33 **PUBLIC COMMENT**

34 Receive and Consider Public Comment Concerning Proposed Conditional Use
35 Permit Requested by Dale P. Bond for the construction of Storage Units on the
36 back lot of 279 East Main Street in Delta, Utah

37 Dale Bond stated that he had signatures from surrounding property owners as agreed. Property
38 owner Steven Pratt stated that he was speaking as a city council member and as a concerned
39 member of the community. Mr. Pratt declared that the improvement of Main Street has been a

40 concern for business owners. Mr. Pratt affirmed that Main Street should be a location for
41 businesses and improve the look of Delta City, as well as encourage others to want to come to
42 Delta City. Mr. Pratt stated that in his opinion, storage units on Main Street, on an aesthetically
43 pleasing aspect, did not improve the look of the community. Mr. Pratt reminded that as people
44 drive through our town, this is the perception that they will get. Mr. Pratt felt that the proposal
45 of storage units built on Main Street should not be allowed. Mr. Pratt acknowledged that there
46 was a need for storage units and that built in a properly zoned industrial area, Mr. Pratt would
47 have no objection. The comment was made that it would be on the back of the property and
48 not highly visible. Chairwoman Linda Sorensen stated that the property at present is pretty
49 ugly. Mrs. Sorensen said that storage units on the property would look nicer than the way it
50 presently looks. Mr. Pratt maintained that the area in question was prime commercial area for
51 new business. Mrs. Sorensen professed that she didn't think that the storage units could not
52 make Main Street less attractive. Mrs. Sorensen asked what they would look like. There was a
53 discussion regarding the cosmetic appearance of the proposed storage units. There was a
54 conversation regarding the sub division of the said property, and questions on if it was divided
55 through the City as required, even though it appears to have been recorded through the
56 County. Chairwoman Sorensen asked what the plans were for the remaining property involved.
57 City Attorney Todd Anderson stated that he had been serving as City Attorney since 2011 and
58 he had not seen the said property sub divided through the City, therefore this would have to be
59 addressed before any decisions could be made. Mr. Anderson quoted the Sub Division
60 Ordinance 1.3.1 and 1.3.3, and summarized that if the proper process wasn't done then it was
61 an illegal sub division and a building permit would not be granted. Mrs. Sorensen stated that
62 she felt that we needed to go to the county to get specifics on recording. The history of
63 ownership was discussed and the recommendation for the tracking down the proper paper
64 work for the time the division was made. If proper steps were not taken, Mr. Bond will need to
65 go through the correct steps, depending on the timing of the sale of property and the zoning
66 requirements at that time. Code Enforcement Officer Dent Kirkland said that he is trying to be
67 consistent with everyone to keep code current and correct problems that occurred in the past.
68 The suggestion of the County sending us recordings regarding sub division when they are made
69 was made.
70 Chairwoman Linda Sorensen asked if there was any further comment. There being none the
71 meeting was adjourned.

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74 **Minutes Approved**

Barbara Clark, Deputy Recorder