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2 CITY OF DELTA, UTAH
3 PLANNING & ZONING COMMISSION MEETING
4 APRIL 11, 2013

5 PRESENT

6
7 Linda Sorensen Chairman
8 Linda Beard Commission Member
9 Rand Crafts Commission Member
10 Alan Johnson Commission Member
11 Richard Jones Commission Member
12 Tom Stephensen Council Representative
13 Roger Zeeman Commission Member
14

15 ABSENT

16
17 Steven Pratt Commission Member
18 Alan Riding Code Enforcement Officer
19 Todd Anderson City Attorney
20

21 ALSO PRESENT

22
23 Ken Clark Assistant Code Enforcement Officer
24 Karen Johnson Planning & Zoning Secretary
25 Tyson Thompson Mason Machinery
26 Sam & Sally Wardle City Residents
27

28 Chairman Linda Sorensen called the meeting to order at 7:00 p.m. She stated that notice of the time,
29 place and agenda of the meeting had been posted at the City Building, on the Utah Public Notice
30 website and Delta City website, and had been provided to the Millard County Chronicle/Progress
31 and to each member of the Planning & Zoning Commission at least two days prior to the meeting.
32

33 MINUTES

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35 The proposed minutes of a Planning & Zoning Commission Meeting held March 14, 2013 were
36 presented for consideration and approval. Following review, Commission Member Alan Johnson
37 MOVED to approve the minutes of the Planning & Zoning Commission Meeting held March 14,
38 2013, as presented. The motion was SECONDED by Commission Member Rand Crafts. Chairman
39 Sorensen asked if there were any comments or questions regarding the motion. There being none,
40 he called for a vote. The motion passed with Commission Members Linda Beard, Rand Crafts, Alan
41 Johnson, Richard Jones, Tom Stephenson and Roger Zeeman voting in favor and Commission
42 Member Steven Pratt being absent.
43

44 BUSINESS
45

1 TYSON THOMPSON, MASON MACHINERY: REQUEST FOR CONDITIONAL USE PERMIT
2 TO CONSTRUCT A 100 FOOT TALL GUIDE WIRE TOWER ON PROPERTY LOCATED AT
3 APPROXIMATELY 740 WEST 100 NORTH
4

5 Mr. Thompson advised Commission Members that this tower is a radio tower which will be used
6 for agricultural purposes. It will be one hundred feet tall and will be solar powered. The tower has
7 a signal range of 100% accuracy within eight miles. The signal is used by farmers who purchase a
8 radio controlled system for their tractors. The system provides automation of things like rates of
9 spray or seed distribution. The tower will be placed one hundred feet from each property line, will
10 be a triangle shaped tower and anchors will spread out eighty feet from the tower; the anchors will
11 be no closer than twenty feet from the property lines. A six foot fence, with a barbed or razor wire
12 top to deter climbing, will be installed around the perimeter of the tower area. There will be no other
13 equipment at the site other than one radio. There will be no generator because the facility is solar
14 powered with a battery backup. Assistant Code Enforcement Officer Clark requested that the lower
15 portion of the guide wires be covered with yellow plastic to make them more visible. Construction
16 on the tower will begin as soon as possible.
17

18 Following discussion, Commission Member Rand Crafts MOVED to approve the Conditional Use
19 Permit requested by Mason Machinery for construction of a 100' telecommunication guide wire
20 supported tower with the conditions that 1) it meets the requirements of the Delta City Planning &
21 Zoning Ordinance, 2) the tower be located 100 feet from any property and that the location be
22 verified by the Code Enforcement Officer, and 3) that orange or yellow markers be placed on the
23 guide wires for safety purposes. The motion was SECONDED by Commission Member Tom
24 Stephenson. Chairman Sorensen asked if there were any comments or questions regarding the
25 motion. There being none, she called for the a vote. The motion passed with Commission Members
26 Linda Beard, Rand Crafts, Alan Johnson, Richard Jones, Tom Stephenson and Roger Zeeman voting
27 in favor and Commission Member Steven Pratt being absent.
28

29 CODE ENFORCEMENT OFFICER KEN CLARK: SUGGESTED AMENDMENTS TO THE
30 DELTA CITY ZONING ORDINANCE (NO. 12-254) ADOPTED AUGUST 16, 2012
31

32 Code Enforcement Officer Clark advised Commission Members that we had found our new zoning
33 ordinance does not contain language from our old ordinance dealing with above-ground fuel storage
34 tanks. We would like to review the language in the old ordinance and determine whether to make
35 any additions or amendments prior to adding it to our new zoning ordinance. Commission Members
36 were provided with a copy of the language from the old ordinance and a copy of information
37 contained in the National Fire Protection Association code regarding fuel storage tanks. We would
38 like to include the language regarding distance of storage tanks from structures in our ordinance.
39 Commission Members requested that the Code Enforcement Officer and City Attorney provide
40 suggested language for review at the next meeting.
41

1 Commission Members discussed whether to remove the language in the Industrial 1 (I-1) zone which
2 states that set back requirements can be changed by the Planning Commission. It was felt that
3 removing the language would make the ordinance easier to enforce. There was also discussion
4 regarding accessory structures in industrial zones. Code Enforcement Officer Clark noted that
5 Commission Members need to discuss what type of conditions or restrictions we should adopt
6 regarding small mobile businesses such as snow cone shacks, drive up coffee shops, etc.
7

8 Chairman Sorensen asked if there were any comments, questions or other items to be discussed.
9 There being none, Commission Member Alan Johnson MOVED to adjourn the meeting. The motion
10 was SECONDED by Commission Member Linda Beard. Chairman Sorensen asked if there were any
11 comments or questions regarding the motion. There being none, she called for a vote. The motion
12 passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Richard Jones, Tom
13 Stephenson and Roger Zeeman voting in favor and Commission Member Steven Pratt being absent.
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15 Chairman Sorensen declared the meeting adjourned at 8:00 p.m.
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18

19 _____
LINDA SORENSEN, Chairman
20

21 _____
22 Karen Johnson, Planning & Zoning Secretary
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24 MINUTES APPROVED: