CITY OF DELTA, UTAH
PLANNING & ZONING COMMISSION
PUBLIC HEARING
OCTOBER 11, 2012

PRESENT

Linda Sorensen	Vice Chairman
Linda Beard	Commission Member
Rand Crafts	Commission Member
Tom Stephenson	City Council Representative
Roger Zeeman	Commission Member

ABSENT

Vance Bishop	Chairman
Alan Johnson	Commission Member
Steven Pratt	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Todd Anderson	City Attorney
Dillon & Brittney Pace	City Residents
Jim Robson	Curley's Lounge
Barbara Mahlum	

Vice Chairman Linda Sorensen called the public hearing to order at 6:40 p.m. She stated that notice of the time, place and agenda of the public hearing had been posted at the City Building and on the Utah Public Notice website and had been provided to the Millard County Chronicle/Progress and to each member of the Planning & Zoning Commission at least two days prior to the meeting.

Vice Chairman Sorensen announced that the purpose of the public hearing was to receive public comment regarding a proposed utility easement relocation and subdivision plat modification on property located at approximately 119 South Locust Avenue. Vice Chairman Sorensen noted that the request involves changing the utility easement ten feet east of its current location.

The question was raised as to whether surrounding lots will be the same size as this lot so that the utility easement will be a straight line. Mr. Pace indicated that this is the only lot which has a final plat; all remaining lots are part of a preliminary plat.

City Attorney Anderson felt that we need to have the subdivider provide a new preliminary plat showing extended lot lines for all properties are in line with this lot. City Attorney Anderson had concerns that, where this is a single lot subdivision, we have no assurance that this lot is part of a

larger subdivision plan.

Zoning Officer Alan Riding noted that this request is for modification of an existing recorded plat for which the preliminary plat was accepted. Zoning Officer Riding stated that we need to record abandonment of an existing easement and reestablishment of a new easement, but we do not need a new preliminary plat until the subdivider is ready to develop additional lots in the same area. The Paces have purchased an additional ten feet of property and want to have that property recorded as part of their property but it is not currently part of the final plat for their lot.

City Attorney Todd Anderson noted that, at present, we have no protection for future subdivision development to be in conformity with this lot. When the subdivider comes in with a new preliminary plat for the subdivision, we can then require that the back line of adjacent lots match this lot.

Vice Chairman Sorensen asked if there were any additional comments. There being none, she declared the public hearing closed.

The public hearing was adjourned at 6:59 p.m.

LINDA SORENSEN, Vice Chairman

Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 11-08-12