Planning & Zoning Commission

REGULAR MEETING

Thursday, November 14, 2013
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

PRESENT

Chairwoman Linda Sorensen
Member Linda Beard
Member Alan Johnson
Member Wes Duncan

ABSENT

Member Tom Stephenson
Member Rand Crafts
Member Roger Zeeman
Member Richard Jones
City Code Enforcement Officer Alan Riding

ALSO PRESENT

City Attorney Todd Anderson
Mel Dutson
Gregorio Torres, El Dorado Auto Dismantling, Inc.
Federico Morataya

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 October 10, 2013 were presented for consideration and approval. Following the discussion, Commission Member Linda Beard MOTIONED to adopt the minutes of the Planning and Zoning Commission dated October 10, 2013. Commission Member Alan Johnson SECONDED the motion. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

Business

Conditional Use Permit RENEWAL for Mr. Gregorio Torres, Owner of El Dorado Auto Dismantling, Inc.

A copy of the Agenda was mailed to Mr. Gregorio Torres, applicant and Mr. Federico Morataya, business owner in advance of the meeting. City Code Enforcement Officer Alan Riding, not present, had relayed that he had no objections to the renewal of the conditional use permit for Mr. Gregorio Torres for an auto dismantling business. There was a brief discussion by the Commission on the auto dismantling business. Commission Member Alan Johnson made a MOTION to renew the conditional use permit for Mr. Gregorio Torres, owner of El Dorado Auto Dismantling, Inc. with the same conditions as the original conditional use permit, and the payment of the conditional use permit to Delta City. The motion was SECONDED by Wes Duncan. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

Zoning Changes for Property Fronting Locust Avenue between 1000 East and Manzanita Owned by Mel Dutson and Layne Dutson

Mr. Mel Dutson made a request to have his property that is currently zoned as "Mobile Homes" to be zoned as "R1ANM". The Commission was given a plot map with the requested change indicated, in advance to the meeting. The Commission briefly discussed the rezoning of this property and the purpose of this proposed zoning application. A public meeting regarding the rezoning of the property was held on November 14 at 6:30 p.m. as published, and there was no objections of the rezoning of the property to "R1ANM." Commission Member Wes Duncan made a MOTION to change the zoning on the property owned by Mel Dutson and Layne Dutson Fronting Locust Avenue between 1000 East and Manzanita from "Mobile Homes" to "R1ANM". Commission Member Linda Beard SECONDED the motion. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

Dutson Sub Division Preliminary Plat Approval

Mel Dutson requested to have the preliminary plat for the sub division approved. Mr. Dutson provided the Commission Members with the preliminary plat for their consideration. Commission member Linda Beard MOTIONED to approve the preliminary plat for the Dutson Sub Division, subject to ratification at the next meeting. The motion was SECONDED by Alan Johnson. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes

Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

Dutson Sub Division Final Plat Approval

Mel Dutson asked for consideration of approval on the final plat for the Dutson Sub Division after providing the Commission Members with copies of the final plat. After a brief discussion by the Commission, Wes Duncan made a MOTION to approve the final plat for the Dutson Sub Division, subject to ratification at the next meeting. Alan Johnson SECONDED the motion. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

OTHER BUSINESS

There were no other matters of business to discuss.

Commission Member Alan Johnson made a MOTION to adjourn the meeting. Commission Member Linda Beard SECONDED the motion. Chairwoman 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, Alan Johnson, and Wes Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

Chairwoman Linda Sorensen declared the meeting adjourned at 7:25 p.m.

Barbara Clark

Minutes Approved: 12/12/2013

Barbara Clark, Deputy Recorder