



Planning & Zoning Commission

REGULAR MEETING

Thursday, December 12, 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

Member Rand Crafts

Member Roger Zeeman

Member Alan Johnson

ABSENT

Member Tom Stephensen

ALSO PRESENT

City Attorney Todd Anderson

Deputy Recorder Barbara Clark

Public Works Assistant Ken Clark

City Resident Steven Pratt

City Residents Bill and Shauna Nelson

White River Academy Manager Justin

Nielson

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2 Chairwoman Linda Sorensen called the meeting to order at 7:00 p.m. She stated that notice of
3 the time, place and the agenda of the meeting had been posted at the City Building, on the
4 Utah Public Notice website, the Delta City website, and had been provided to the Millard
5 County Chronicle-Progress and to each member of the Zoning Commission at least two days
6 prior to the meeting.

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8 **MINUTES**

9 The proposed minutes of Planning & Zoning Commission Meeting held November 14, 2013 and
10 the Public Hearing held November 14, 2013 were presented for consideration and approval.

11 Following the discussion, Commission Member Dick Jones MOTIONED to adopt the minutes of
12 the Planning and Zoning Commission dated November 14, 2013. Commission Member Wes

13 Duncan SECONDED the motion. The motion passed with Commission Members Linda Beard,
14 Alan Johnson, and Wes Duncan, Roger Zeeman, Rand Crafts, and Richard Jones voting in favor,
15 and Commission Member Tom Stephenson being absent.

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17 **Business**

18 Conditional Use Permit for Manager Justin Nielson, representing new owner, Sovereign Asset
19 Management, for White River Academy

20 A copy of the agenda was mailed to Mr. Justin Nielson, manager of White River Academy and
21 applicant of a new conditional use permit. Mr. Nielson presented his request for a conditional
22 use permit after a change in ownership. Mr. Nielson stated that Sovereign Asset Management,
23 new owner is proposing some updating of the building but plans on operating as usual. There
24 was a discussion by Mr. Nielson and the Board regarding court referrals to White River
25 Academy. There was also a discussion regarding beginning a substance abuse program for
26 young adults and other potential programs that might benefit the community. Mr. Nielson
27 pointed out that there was adequate parking for the building. Mr. Nielson mentioned the
28 possibility of having both genders housed in the future, but on different wings of the building.
29 Commission Member Rand Crafts made a MOTION to approve the conditional use permit for
30 White River Academy with recommended changes that will reclassify the White River Academy
31 from a Special Purpose School to a Mental Health Facility as outlined in the use table in Section
32 12-10-12 under Public / Quasi- Public Zoning. All other items of the conditional use permit will
33 remain as previously issued. The motion was SECONDED by Wes Duncan. The motion passed
34 with Commission Members Linda Beard, Alan Johnson, and Wes Duncan, Roger Zeeman, Rand
35 Crafts, and Richard Jones voting in favor, and Commission Member Tom Stephenson being
36 absent.

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38 Preliminary Approval for Pratt Estates, Owner Steven Pratt

39 Steven Pratt provided copies of the plats to the Commission Members. Mr. Pratt also stated for
40 the record that he is a member of the Delta City Council. The property in question is on 220
41 North in Pendray Plaza. Mr. Pratt is seeking approval for the last four lots, Phase two. Mr. Pratt
42 indicated that improvements to the lots of water and sewer, power and gas have already been
43 done. The only improvements needed are curb, gutter and asphalt. Commission Member Rand
44 Crafts made a Commission Member Rand Crafts made a MOTION to approve the preliminary
45 plat "Phase Two" of Steven Pratt's Pratt Estates as presented. The motion was SECONDED by
46 Alan Johnson. The motion passed with Commission Members Linda Beard, Alan Johnson, and
47 Wes Duncan, Roger Zeeman, Rand Crafts, and Richard Jones voting in favor, and Commission
48 Member Tom Stephenson being absent.

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50 Preliminary Plat Approval for Sub-Division for Bill Nielson

51 Bill Nelson is seeking approval for his preliminary plat map for a sub-division of .5 acres each.
52 It was brought to the Commission's attention that the ground in question is presently zoned as
53 A-1, which requires a minimum of 1 acre lots. Public Works Assistant Ken Clark pointed out that
54 the property would need to be rezoned to "RB1NM", which would require a Public Hearing. The
55 Commission advised that Mr. Nelson would need a new preliminary plat and that Mr. Nelson
56 should bear in mind that an access road would be necessary. Mr. Nelson stated that he did
57 indeed want to schedule a public meeting to rezone the property to "RB1NM." Rand Crafts
58 made a MOTION to table preliminary plat approval and set a public hearing for public comment
59 to rezone the parcel in question with the address of SW1/4SE1/4 Sec. 6, T17S, R6W, SLM on
60 January 9th, 2014 at 6:30 p.m. Roger Zeeman SECONDED the motion. The motion passed with
61 Commission Members Linda Beard, Alan Johnson, and Wes Duncan, Roger Zeeman, Rand
62 Crafts, and Richard Jones voting in favor, and Commission Member Tom Stephenson being
63 absent.

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65 Sub-Division Discussion

66 Public Works Assistant Director Ken Clark and City Attorney Todd Anderson discussed with the
67 Commission the desire to update and amend Planning and Zoning Ordinances, even if it
68 entailed doing so a little at a time at each meeting. There was a discussion on a change in
69 ordinance so that an owner might be able to split a lot in no more than two or three without
70 having to come before the Commission. Attorney Anderson recommended being very selective
71 on such changes so that easements and accesses and other zoning issues may remain within
72 code. Attorney Anderson stated that he would like some direction in writing such an ordinance,
73 and he would then determine the language needed to protect the City's interest and meet the
74 needs of the Commission. There was a discussion on modifications in property ownership that
75 might slip by the City, and the regulating and enforcement of such changes.

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77 **OTHER BUSINESS**

78 There were no other matters of business to discuss.

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80 Commission Member Alan Johnson made a MOTION to adjourn the meeting. Commission
81 Member Linda Beard SECONDED the motion. Chairwoman Sorensen asked if there were any
82 questions or comments regarding the motion. There being none, she called for a vote. The
83 motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan, Roger
84 Zeeman, Rand Crafts, and Richard Jones voting in favor, and Commission Member Tom
85 Stephenson being absent.

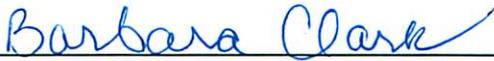
87 Chairwoman Linda Sorensen declared the meeting adjourned at 8:50 p.m.

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91 Minutes Approved:


Barbara Clark, Deputy Recorder

UNAPPROVED