



## Planning & Zoning Commission

### REGULAR MEETING

Thursday, October 10, 2013

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

#### PRESENT

Chairwoman Linda Sorensen

Member Linda Beard

Member Rand Crafts

Member Richard Jones

Member Roger Zeeman

Member Alan Johnson

Member Wes Duncan

#### ABSENT

Member Tom Stephensen

#### ALSO PRESENT

City Attorney Todd Anderson

Mel Dutson

Gregorio Torres, El dorado Auto  
Dismantling, Inc.

West Millard Jeep Posse Commander

Bill Conk

Acting Code Enforcement Officer

Ken Clark

Chairwoman Linda Sorensen called the meeting to order at 7:02 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 City Council at least two days prior to the meeting.

#### **MINUTES**

The proposed minutes of Planning & Zoning Commission Meeting held April 4, 2013 were presented for consideration and approval. Following the discussion, Commission Member Roger Zeeman MOTIONED to adopt the minutes of the Planning and Zoning Commission dated April 11, 2013. Commission Member Richard Jones SECONDED the motion. The motion passed with Commission Members Linda Beard, Rand Crafts, Richard Jones, Alan Johnson, Roger Zeeman, Wes Duncan voting in favor, and Commission Member Tom Stephenson being absent.

## **Business**

### **Conditional Use Permit for Millard County Jeep Posse**

Bill Conk, Commander of West Millard Search and Rescue presented for consideration the approval of a conditional use permit. Commander Conk stated that the Posse would like to place two 8' x 40' foot cargo boxes at the West Millard Jeep Posse facility as indicated on the application provided to the members in advance in their packets. The purpose of the crates, stated Commander Conk, would be for storage including the storage of Sub for Santa purchases made throughout the year. After a discussion by the commission members, Commission Member Rand Crafts made a MOTION to approve the conditional use permit for the addition of two 8 X 40 foot cargo boxes at the facility of the West Millard Jeep Posse with the following conditions: 1) The crate is put on a cement pad or otherwise supported to keep from sinking into the ground; 2) The crate is painted to match the building and the general area; 3) The position of the crates are aligned to that of the existing building; 4) The placement of the cargo boxes is to meet the zoning and ordinance requirements. The motion was SECONDED by Commission Member Wes Duncan. 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, Rand Crafts, Richard Jones, Alan Johnson, Roger Zeeman, Wes Duncan voting in favor, and Commission Member Tom Stephenson being absent.

### **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 in advance of the meeting. City Attorney Todd Anderson indicated that he had a few concerns regarding the dismantling of the vehicles and that he had questions considering if the business was indeed following the conditions of the temporary conditional use permit. Code Enforcement Officer Ken Clark had uncertainties about the conditional use permit and Mr. Clark asked for the matter to be tabled until the next meeting in order to get more information. Commission Member Rand Crafts made a MOTION to table the conditional use permit for Mr. Gregorio Torres until the next Planning and Zoning meeting on November 14, 2013 to allow the City Enforcement Officer, Ken Clark time to review the correct status of that conditional use permit, but allowing the continuance of the dismantling business operation until the November Planning and Zoning Commission meeting. The motion was SECONDED by Commission Member Wes Duncan. 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, Rand Crafts, Richard Jones, Alan Johnson, Roger Zeeman, Wes Duncan voting in favor, and Commission Member Tom Stephenson 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. Commission Member Rand Crafts stated that the Planning and Zoning Commission had evaluated the property and that the Commission did not see an impact to anyone directly who would require written notification. Commission Member Rand Crafts made a MOTION to set a Public Hearing at 6:30 p.m. on 11/14/2013 by notice only. Commission Member Roger Zeeman 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, Rand Crafts, Richard Jones, Alan Johnson, Roger Zeeman, Wes Duncan voting in favor, and Commission Member Tom Stephenson being absent.

Discussion of Subdivision Ordinance Update

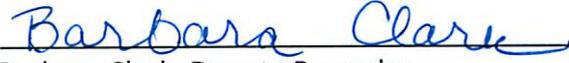
There was a review of the current Sub Division Ordinance by the Commission and by City Attorney, Todd Anderson. A discussion followed of potential ordinance updates possibly to be made to the Sub Division Ordinances. It was determined that the thought process needed to continue in order to safely develop the future growth and continuity of the community for the City of Delta concerning curb, gutter and sidewalks.

**OTHER BUSINESS**

There were no other matters of business to discuss.

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

Chairwoman Linda Sorensen declared the meeting adjourned at 8:30 p.m.

  
Barbara Clark, Deputy Recorder

Minutes Approved: 11/14/2013