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## Planning & Zoning Commission

### Regular Meeting

Thursday, November 12, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

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#### 4 PRESENT

5 Chairwoman Linda Sorensen

6 Member Linda Beard

7 Member Wes Duncan

11 City Representative Kiley Chase

8 Member Rand Crafts

9 Member Roger Zeeman

10 Member Richard Jones

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#### 13 ABSENT

14 Member Alan Johnson

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#### 16 ALSO PRESENT

17 Dent Kirkland, Code Enforcement Officer

18 Travis Stanworth, Asst. Code Enforcement

19 Officer

20 Lora Fitch, Deputy Recorder

21 Todd Anderson, Delta City Attorney

22 Randy Morris, City Employee

23 Steven Pratt, Property Owner

24 Robert Droubay, Property Owner

25 Shauna Nelson, Property Owner

26 Bill Nelson, Property Owner

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29 Chairwoman Linda Sorensen called the meeting to order at 7:02 p.m. She stated that notice of  
30 the time, place and the agenda of the meeting had been posted at the City Building, on the  
31 Utah Public Notice website, the Delta City website, and had been provided to the Millard  
32 County Chronicle-Progress and to each member of the Commission at least two days prior to  
33 the meeting.

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#### 35 MINUTES

36 The proposed minutes of a Planning & Zoning Commission Meeting held October 8, 2015 at  
37 7:00 p.m. were presented for consideration and approval. Commission Member Linda Beard  
38 made a MOTION to accept the Planning and Zoning Minutes of October 8, 2015 as presented.  
39 Commission Member Richard Jones SECONDED the motion. The motion passed with  
40 Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Richard Jones,

41 Roger Zeeman, and City Representative Kiley Chase voting in favor and Member Alan Johnson  
42 being absent.

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44 **BUSINESS**

45 Final Plat Approval of Pratt Estates Subdivision Plat B Lots 1-4

46 There was a brief discussion regarding the subdivision. Commission Member Richard Jones  
47 MOVED to approve the final plat for the Pratt Estates Subdivision Plat B Lots 1-4. Commission  
48 Member Rand Crafts SECONDED the motion. The motion passed with Commission Members  
49 Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Richard Jones, Roger Zeeman, and City  
50 Representative Kiley Chase voting in favor and Member Alan Johnson being absent.

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52 Annexation and Subdivision

53 Rob Droubay presented his idea of annexing roughly 70 acres of land north of Delta City into  
54 the City to see what the Planning and Zoning Commission thought of it. He stated that the  
55 annexation would make an island of county land and that while members of the county haven't  
56 officially approved it, he has heard that they likely won't have a problem with it. There was a  
57 discussion of accessibility, utilities, and how it would affect the City's water and sewer systems.  
58 Robert Droubay suggested that the zoning of the land he would like annexed be classified as  
59 rural residential. Rob Droubay stated that he had had Sunrise Engineering do a study on how  
60 the annexation would affect the water system. Sunrise Engineering said that if the water main  
61 was run off of 750 North 1000 East that it would not slow down or harm the water system of  
62 the surrounding homes. There was a discussion about the road widths and Rob Droubay stated  
63 that he would make sure that all of the roads meet the current requirements. The Planning and  
64 Zoning Commission stated that provided that there are no objections from the county or  
65 residents they currently have no problems with Rob Droubay working on annexing his land into  
66 Delta City.

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68 **OTHER BUSINESS**

69 Bill Nelson brought in another set of plans for his subdivision to ask what the Planning and  
70 Zoning Commission thought of them. There was a discussion about where lot boundaries  
71 should be on the new preliminary plot.

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73 With no other questions or concerns, Commission Member Roger Zeeman MOVED to adjourn  
74 the meeting. Commission Member Wes Duncan SECONDED the motion. The motion passed  
75 with Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Richard

76 Jones, Roger Zeeman, and City Representative Kiley Chase voting in favor and Member Alan  
77 Johnson being absent.

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79 Chairwoman Linda Sorensen delcared the meeting adjourned at 7:42 p.m.

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82 **Minutes Approved**

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Lora Fitch, Deputy Recorder

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APPROVED