

CITY OF DELTA, UTAH  
PLANNING & ZONING COMMISSION MEETING  
APRIL 11, 2013

PRESENT

|                |                        |
|----------------|------------------------|
| Linda Sorensen | Chairman               |
| Linda Beard    | Commission Member      |
| Rand Crafts    | Commission Member      |
| Alan Johnson   | Commission Member      |
| Richard Jones  | Commission Member      |
| Tom Stephensen | Council Representative |
| Roger Zeeman   | Commission Member      |

ABSENT

|               |                          |
|---------------|--------------------------|
| Steven Pratt  | Commission Member        |
| Alan Riding   | Code Enforcement Officer |
| Todd Anderson | City Attorney            |

ALSO PRESENT

|                    |                                    |
|--------------------|------------------------------------|
| Ken Clark          | Assistant Code Enforcement Officer |
| Karen Johnson      | Planning & Zoning Secretary        |
| Tyson Thompson     | Mason Machinery                    |
| Sam & Sally Wardle | City Residents                     |

Chairman Linda Sorensen called the meeting to order at 7:00 p.m. She stated that notice of the time, place and agenda of the meeting had been posted at the City Building, on the Utah Public Notice website and Delta City 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.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held March 14, 2013 were presented for consideration and approval. Following review, Commission Member Alan Johnson MOVED to approve the minutes of the Planning & Zoning Commission Meeting held March 14, 2013, as presented. The motion was SECONDED by Commission Member Rand Crafts. Chairman Sorensen asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Richard Jones, Tom Stephenson and Roger Zeeman voting in favor and Commission Member Steven Pratt being absent.

BUSINESS

TYSON THOMPSON, MASON MACHINERY: REQUEST FOR CONDITIONAL USE PERMIT TO CONSTRUCT A 100 FOOT TALL GUIDE WIRE TOWER ON PROPERTY LOCATED AT APPROXIMATELY 740 WEST 100 NORTH

Mr. Thompson advised Commission Members that this tower is a radio tower which will be used for agricultural purposes. It will be one hundred feet tall and will be solar powered. The tower has a signal range of 100% accuracy within eight miles. The signal is used by farmers who purchase a radio controlled system for their tractors. The system provides automation of things like rates of spray or seed distribution. The tower will be placed one hundred feet from each property line, will be a triangle shaped tower and anchors will spread out eighty feet from the tower; the anchors will be no closer than twenty feet from the property lines. A six foot fence, with a barbed or razor wire top to deter climbing, will be installed around the perimeter of the tower area. There will be no other equipment at the site other than one radio. There will be no generator because the facility is solar powered with a battery backup. Assistant Code Enforcement Officer Clark requested that the lower portion of the guide wires be covered with yellow plastic to make them more visible. Construction on the tower will begin as soon as possible.

Following discussion, Commission Member Rand Crafts MOVED to approve the Conditional Use Permit requested by Mason Machinery for construction of a 100' telecommunication guide wire supported tower with the conditions that 1) it meets the requirements of the Delta City Planning & Zoning Ordinance, 2) the tower be located 100 feet from any property and that the location be verified by the Code Enforcement Officer, and 3) that orange or yellow markers be placed on the guide wires for safety purposes. The motion was SECONDED by Commission Member Tom Stephenson. Chairman Sorensen asked if there were any comments or questions regarding the motion. There being none, she called for the a vote. The motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Richard Jones, Tom Stephenson and Roger Zeeman voting in favor and Commission Member Steven Pratt being absent.

CODE ENFORCEMENT OFFICER KEN CLARK: SUGGESTED AMENDMENTS TO THE DELTA CITY ZONING ORDINANCE (NO. 12-254) ADOPTED AUGUST 16, 2012

Code Enforcement Officer Clark advised Commission Members that we had found our new zoning ordinance does not contain language from our old ordinance dealing with above-ground fuel storage tanks. We would like to review the language in the old ordinance and determine whether to make any additions or amendments prior to adding it to our new zoning ordinance. Commission Members were provided with a copy of the language from the old ordinance and a copy of information contained in the National Fire Protection Association code regarding fuel storage tanks. We would like to include the language regarding distance of storage tanks from structures in our ordinance. Commission Members requested that the Code Enforcement Officer and City Attorney provide suggested language for review at the next meeting.

Commission Members discussed whether to remove the language in the Industrial 1 (I-1) zone which states that set back requirements can be changed by the Planning Commission. It was felt that removing the language would make the ordinance easier to enforce. There was also discussion regarding accessory structures in industrial zones. Code Enforcement Officer Clark noted that Commission Members need to discuss what type of conditions or restrictions we should adopt regarding small mobile businesses such as snow cone shacks, drive up coffee shops, etc.

Chairman Sorensen asked if there were any comments, questions or other items to be discussed. There being none, Commission Member Alan Johnson MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Linda Beard. Chairman Sorensen asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed with Commission Members Linda Beard, Rand Crafts, Alan Johnson, Richard Jones, Tom Stephenson and Roger Zeeman voting in favor and Commission Member Steven Pratt being absent.

Chairman Sorensen declared the meeting adjourned at 8:00 p.m.

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GREGORY JAY SCHAFER, MMC, City Recorder

MINUTES APPROVED: 10-10-2013