



## **Planning & Zoning Commission**

### **Regular Meeting**

Thursday, July 14, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

#### **PRESENT**

Linda Sorensen, Chairwoman

Linda Beard, Member

Wes Duncan, Member

Rand Crafts, Member

John Niles, City Liaison

Alan Johnson, Member

Richard Jones, Member

#### **ABSENT**

Roger Zeeman, Member

#### **ALSO PRESENT**

Lora Fitch, Deputy Recorder

Dent Kirkland, Code Enforcement Officer

Rob Droubay, Property Owner

Chair Woman Sorensen called the meeting to order at 7:03 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 a Planning & Zoning Commission Meeting held May 12, 2016 were presented for consideration and approval. It was noted that Commission Member Craft's attendance needed to be corrected. It was also noted that Mr. Christensen and Mr. Thompson's names needed to be corrected. Commission Member Johnson made a MOTION to accept the Planning and Zoning Minutes of May 12, 2016 with the attendance correction. Commission Member Beard SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and City Representative Niles in favor and Member Zeeman being absent.

The proposed minutes of a Planning & Zoning Commission Public Hearing Meeting held May 12, 2016 were presented for consideration and approval. It was noted that Commission Member Craft's attendance needed to be corrected. Commission Member Duncan made a MOTION to accept the Planning and Zoning Minutes of May 12, 2016. Commission Member Crafts SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and City Representative Niles in favor and Member Zeeman being absent.

## **BUSINESS**

### Rural Residential Zone Change

Code Enforcement Officer Kirkland explained to the Commission that the only change to the RR (Rural Residential) zone was to include allowing half acre lots without animal rights. There was a discussion about lot sizes and animal rights. Commission Member Jones MOVED to accept to revisions to zone district RR to allow for half acre lots with the additional restrictions as outlined in the revised ordinance. Member Johnson SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and City Representative Niles in favor and Member Zeeman being absent.

### Creating a New Zone – Rural Residential 2 Acre Non-Modular (RR2NM)

Code Enforcement Officer Kirkland stated that the Zone that Rob Droubay is proposing is a Rural Residential 2 Acre Non-Modular with larger acre lots, oiled roads, and non-required curb, gutter, and sidewalk. Code Enforcement Officer Kirkland stated that his biggest concern was drainage and if the road is lined with barrow pits, then they will need to have to have a required 2% grade profile to be met. Code Enforcement Officer Kirkland stated that there was a chance that they would need to require homeowners would need to be required to put in culverts for their driveways. There was a discussion about setbacks and that they would be the same as the RR Zone. There was a discussion about sewer lines and septic tanks. The houses in the RR2NM zone are far enough from sewer mains that they currently can be on septic tanks, but state code says that if a residence's property line is within 300 feet of a sewer main, the home owners will need to connect into sewer. Member Beard MOVED to have a Public Hearing on August 11 at 6:45 p.m. to receive public input on the creating of a new zone. Member Crafts SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and City Representative Niles in favor and Member Zeeman being absent.

## **OTHER BUSINESS**

Code Enforcement Officer Kirkland asked the Board for their thoughts on the proposed changes to the development standards to the zoning ordinances. Code Enforcement Officer Kirkland stated that there were no large changes since the last meeting with the exceptions of removing

cost-sharing. Code Enforcement Officer Kirkland stated that City Attorney Anderson had suggested removing the cost sharing from the development standards in the zoning ordinances as the Planning and Zoning Commission does not have the ability to spend or designate City funds to any project and that when presented with the issue the City Council suggested the possibility of removing the cost-sharing from the zoning ordinances and giving it a policy of its own. There was a discussion of the pros and cons of leaving it in the ordinances or having it in a policy. It was noted that the way that cost-sharing was included in the ordinances was confusing and that it shouldn't be available for developers. Code Enforcement Officer stated that there has never been a cost-share on a new construction, that he is aware of, the only time that cost-share has been done has been on a side-walk replacement. Code Enforcement Officer Kirkland explained the off-site agreements that the City used to do with new house builders so there weren't random yards forced to put in sidewalk when the surrounding neighbors weren't. Member Crafts suggested that cost-share be left in the ordinances so that the Planning and Zoning Commission can suggest it to the Council, but with the stipulation that only single dwelling lots replacing old sidewalk or installing new sidewalk over 150 feet are eligible. It was noted that this subject would need to be on an agenda before a decision could be made.

Code Enforcement Officer Kirkland informed the Commission of some of the people that will be coming before the Commission at the next meeting and asked them how they would like storage containers to be addressed. There was a discussion about containers and what the current ordinance is.

Code Enforcement Officer Kirkland asked the Commission to think about temporary sheds and whether or not they need a permit to be built. There was a discussion about temporary sheds and building and what kinds of requirements should be looked into.

With no other questions or concerns, Commission Member Duncan MOVED to adjourn the meeting. Commission Member Jones SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and City Representative Niles in favor and Member Zeeman being absent.

Chair Woman Linda Sorensen declared the meeting adjourned at 8:26 p.m.

Minutes Approved

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Lora Fitch, Deputy Recorder