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## Planning & Zoning Commission

### Regular Meeting

Thursday, February 12, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

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#### PRESENT

5 Member Linda Beard

6 Member Rand Crafts

7 Member Alan Johnson

8 Member Wes Duncan

9 City Representative Kiley Chase

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#### ABSENT

12 Deputy Recorder Barbara Clark

13 Chairwoman Linda Sorensen

14 Member Richard Jones

15 Member Roger Zeeman

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#### ALSO PRESENT

18 Attorney Todd Anderson

21 Dale Bond, property owner

19 Asst. Code Enforcement Officer Dent

22 City Employee Travis Stanworth

20 Kirkland

23

24 Acting Chairwoman Linda Beard called the meeting to order at 7:00 p.m. She stated that notice  
25 of the time, place and the agenda of the meeting had been posted at the City Building, on the  
26 Utah Public Notice website, the Delta City website, and had been provided to the Millard  
27 County Chronicle-Progress and to each member of the Commission at least two days prior to  
28 the meeting.

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#### **MINUTES**

31 The proposed minutes of Planning & Zoning Commission Meeting held January 8, 2015 were  
32 presented for consideration and approval. Commission Member Rand Crafts made a MOTION  
33 to adopt the minutes of January 8, 2015, as presented. Commission Member Alan Johnson  
34 SECONDED the motion. The motion passed with Commission Members Linda Beard, Rand  
35 Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase, voting in favor and  
36 Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

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38 **BUSINESS**

39 Dale Bond Conditional Use Permit for Building Storage Units on 279 E Main Street

40 Dale Bond presented the proposal for building storage units on the lot on 279 E Main Street.  
41 Commission Member Crafts asked if Mr. Bond was planning on building the storage units the  
42 same as he had in the past. Mr. Bond stated that he would. Member Crafts asked if the storage  
43 units would be fenced. In reply, Mr. Bond stated that they would on the west side. Mr. Bond  
44 reported that the existing building would remain as it is. Acting Chairwoman Linda Beard asked  
45 if the current zoning would allow for this proposal. City Attorney Anderson stated that it was  
46 allowed under conditional use. City Attorney Anderson stated that he had concerns about  
47 putting storage units on Main Street. Mr. Anderson recommended placing this proposal on a  
48 public notice and scheduling a public meeting. Mr. Bond responded that the property presently  
49 is an eye sore, and that the property in question would look much nicer with the proposed  
50 storage units. The Commission questioned Mr. Bond about the placement of the proposed  
51 storage units. Mr. Bond was notified to give notice to neighboring properties. Commission  
52 Member Rand Crafts stated that he felt that with the improvement of the proposed storage  
53 units and the placement being where it was not highly visible, he did not see a problem.  
54 Attorney Anderson responded by stating that the zoning purpose would be in question for  
55 future uses with the storage units in place. City Representative Kiley Chase agreed that the  
56 proposed storage units would be an improvement over the present state of the property.  
57 Member Rand Crafts told Mr. Bond the types of conditions that would be listed on the  
58 proposed conditional use permit, using the examples of general appearances and general  
59 maintenance. The main concern expressed by Commission Members was the opinion of the  
60 property owners around the proposed storage unit area. Commission Member Rand Crafts  
61 MOVED to TABLE the application of the proposed conditional use permit and schedule a public  
62 hearing regarding the notice of the proposed storage units for March 12 at 6:30 pm for public  
63 information and comment, and also to have Mr. Dale Bond directly notify the property owners  
64 adjacent to the property of the intent. The motion was SECONDED by City Representative Kiley  
65 Chase. Acting Chairwoman Linda Beard asked if there were any more comments or questions.  
66 There being none, the motion passed with Commission Members Linda Beard, Rand Crafts,  
67 Alan Johnson, Wes Duncan and City Representative Kiley Chase, voting in favor and Members  
68 Dick Jones, Linda Sorensen and Roger Zeeman being absent.

69

70 Cameron Johnson Proposal for Zoning Change on Tax ID: d-3870, 3888-5, 3852-3-3, 3857 Zoned  
71 as M-H and H-C to R-4

72 Code Officer Dent Kirkland presented the proposed zone change that Cameron Johnson is  
73 desiring, as Cameron Johnson was not present. City Attorney Anderson briefly discussed the  
74 proposed zone change with the Commission. The question was asked by Member Rand Crafts if  
75 conditions could be made with zone approval. Attorney Anderson clarified that no final decision  
76 could be made without a notice of public hearing regarding the matter. It was decided to set  
77 this matter for public hearing at 6:00 pm on a future date. City Representative Kiley Chase  
78 MOVED to TABLE the matter of zone change for Cameron Johnson until a public hearing at a  
79 later date is set and comments or questions from the public can be heard. The motion was  
80 SECONDED by Alan Johnson. Acting Chairwoman Linda Beard asked if there were any more  
81 comments or questions. There being none, the motion passed with Commission Members Linda  
82 Beard, Rand Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase, voting in  
83 favor and Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

84  
85 **OTHER BUSINESS**

86 City Attorney brought up the future annexation application petitioned by Rob Droubay behind  
87 his existing sub division. Mr. Anderson stated that he didn't think the annexation was a  
88 concern, other than the current road that exists is not a dedicated road. There was a discussion  
89 regarding this. Mr. Anderson reported to the Commission that a letter went out from Delta City  
90 to many property owners regarding the proposed annexation of the Airport property. Mr.  
91 Anderson informed that the Mayor was working closely with the County in this endeavor, and  
92 that the County would be sending out public notice of the proposed change.

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94 With no other comments or questions, Commission Member Kiley Chase made a MOTION to  
95 adjourn the meeting. Commission Member Rand Crafts SECONDED the motion. Acting  
96 Chairwoman Linda Beard asked if there were any questions or comments regarding the motion.  
97 There being none, she called for a vote. The motion passed with Commission Members Linda  
98 Beard, Rand Crafts, Alan Johnson, Wes Duncan and City Representative Kiley Chase, voting in  
99 favor and Members Dick Jones, Linda Sorensen and Roger Zeeman being absent.

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101 Chairwoman Linda Sorensen declared the meeting adjourned at 7:50 p.m.

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104 Minutes Approved

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Barbara Clark, Deputy Recorder

UNAPPROVED