

DELTA CITY PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
Thursday, August 10, 2017 at 7:00 p.m.
Delta City Municipal Building Council Chambers
76 North 200 West
Delta, Utah 84624-9440

7:00 p.m.

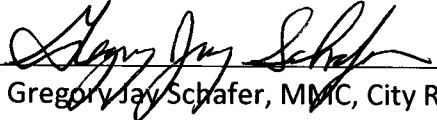
- Call to Order
- Minutes Approval: P&Z Minutes Regular Meeting 06/08/2017
P&Z Minutes Work Session 06/14/2017

BUSINESS

1. Kyle Ashby, Silver Line Auto, LLC
Topic: Conditional Use Permit Requested-Mobile Office Located Approximately 295 W Main Street
Action: Discussion/Consideration of Approval
2. Sharon Harris
Topic: Proposed Conditional Use Permit/Zone Change Requested-from Single & Multi-Family Residential (R-4) to Commercial Business (C-B) on Property Located at Approximately 330 W 100 N
Action: Discussion Only
3. Jake Abbott
Topic: Preliminary Plat Approval for Abbott Two Lot Subdivision, Lot 1 & Lot 2
Action: Discussion/Consideration of Approval
4. Jake Abbott
Topic: Final Plat Approval for Abbott Two Lot Subdivision, Lot 1 & Lot 2
Action: Discussion/Consideration of Approval
5. Dent Kirkland, Code Enforcement Officer
Topic: Proposed Re-Development Zone
Action: Discussion/Consideration of Approval

Any such business as may come before the Commission.

NOTICE: Be advised that the Planning & Zoning Commission may also exercise their right under §52-4-207, Utah Code Annotated (1953), as amended, to convene and conduct electronic meetings in accordance with certain procedures and requirements outlined in the code. Agenda items are flexible and may be moved in order of sequence as presented to meet the needs of the Planning & Zoning Commission. Individuals and/or entities that have business before Planning & Zoning Commission should plan to be present at the beginning of the meeting.



Gregory Jay Schafer, MMC, City Recorder

CERTIFICATE OF MAILING & DELIVERY

The above signed, duly appointed and acting City Recorder for Delta City, Utah, hereby certifies that a copy of the foregoing Notice and Agenda was mailed, postage prepaid, to the Millard County Chronicle-Progress, LLC, PO BOX 249, Delta, UT 84624-0249, to Mid-Utah Radio, Inc., PO BOX 40, Manti, UT 84642-0040, published on the Delta City website, on the Utah Public Notice website and was personally provided to each member of the Planning and Zoning Commission, this Tuesday August 8, 2017.

THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN ALL CITY MEETINGS. In accordance with the Americans with Disabilities Act (ADA), Delta City will make reasonable accommodations for those needing assistance to participate in our meetings. Requests for meeting attendance assistance can be made by contacting the City at 435.864.2759 at least 24 hours in advance of the meeting.



Planning & Zoning Commission

Regular Meeting

Thursday, June 8, 2017

Delta City Municipal Building Council Chambers

76 North 200 West

Delta, Utah 84624-9440

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3 **PRESENT**

4 Linda Sorensen, Chairwoman
5 Linda Beard, Commission Member
6 Rand Crafts, Commission Member
7 Alan Johnson, Commission Member
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10 **ABSENT**

11 John Niles, Council Representative
12 Wes Duncan, Commission Member
13 Richard Jones, Commission Member
14 Roger Zeeman, Commission Member
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16 **ALSO PRESENT**

17 Lora Fitch, Deputy Recorder	20 Robert Droubay, Delta Citizen
18 Dent Kirkland, Code Enforcement Officer	21 David Abbott, Delta Citizen
19 Todd Anderson, City Attorney	

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24 Chairwoman Sorensen called the meeting to order at 7:05 p.m. She stated that notice of the time, place
25 and the agenda of the meeting had been posted at the City Municipal Building, on the City website, the
26 Utah Public Notice website and had been provided to the Millard County Chronicle-Progress and to each
27 member of the Commission at least two days prior to the meeting.
28

29 **MINUTES**

30 The proposed minutes of the Special Planning & Zoning Meeting held April 6, 2017 at 7:00 p.m. were
31 presented for consideration and approval. Commission Member Johnson made a MOTION to accept the
32 Special Planning and Zoning Meeting Minutes of April 6, 2017 as presented. Commission Member Beard
33 SECONDED the motion. The motion passed with Commission Members Beard, Crafts, and Johnson in favor
34 and Commission Members Duncan, Jones, and Zeeman, and City Representative Niles absent.
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36 **BUSINESS**

37 **Subdividing Lot at 481 W 400 N**

38 There was a discussion about the sewer service to the lot being considered for subdivision; and Code
39 Enforcement Officer Kirkland informed the Commission that the sewer lines were not laid sufficiently
40 deep to be considered an option for the property in question and that the property would need to be
41 maintained by the property owner on a septic tank system. The Commission discussed whether
42 improvements would need to be placed for the subdivision to occur. The lack of storm drains for runoff,
43 the possibility of French drains (aka blind drains, rubble drains, tile drains, etc.) not working either, and

44 the suggestions for a proposed Re-Development zone were discussed. Requiring property owners desiring
45 to subdivide parcels of property to have a title report conducted to see if there is already a notice existing
46 stating that the property has been previously subdivided so that it was known if improvements would be
47 necessary was suggested to be an element of the proposed Re-Development zone. City Attorney Anderson
48 stated that the map would need to be fixed before it could be approved. The Commission discussed the
49 changes that would need to be made to the map including lot numbers, legal description and easements.
50 Commission Members considered allowing the subdivision without curb and gutter as it fits into the
51 contemplated redevelopment zone under certain conditions which the Commission intends to pass for
52 any similar actions in the future. Commission Member Crafts MOVED to table subdividing the lot at 481
53 W 400 N until the next meeting with the understanding that both the preliminary and final plats would
54 come before the Commission with a map that meets all the requirements and that it would not be
55 required to have curb and gutter, but it would need sidewalk as it is in the contemplated Re-Development
56 zone. Commission Member Beard SECONDED the motion. The motion passed with Commission Members
57 Beard, Crafts, and Johnson in favor and Commission Members Duncan, Jones, and Zeeman, and City
58 Representative Niles absent.

59
60 Conditional Use Permit for a Storage Container at 580 S Heritage Lane

61 Code Enforcement Officer Kirkland stated that Steven Huber had not been able to be present at the
62 meeting, however he said that he does not see a problem with having a storage container in an agricultural
63 zone. The Commission noted that the requirements for a storage container are in the zoning ordinance
64 including a neutral or matching color and some sort of foundational pad underneath it. Commission
65 Member Johnson MOVED to approve the conditional use permit for the storage container at 580 S
66 Heritage Lane with the conditions that there is a pad underneath it and that the color of it is neutral or
67 matches the home on the property. Commission Member Crafts SECONDED the motion. The motion
68 passed with Commission Members Beard, Crafts, and Johnson in favor and Commission Members Duncan,
69 Jones, and Zeeman, and City Representative Niles absent.

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71 Other Business

72 The Commission discussed the proposed Re-Development zone and desired to schedule and hold a work
73 meeting on the topic.

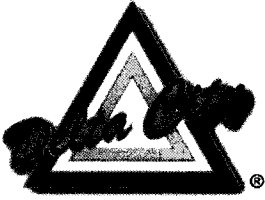
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75 With no other questions or comments, Commission Member Crafts made a MOTION to adjourn the
76 meeting. Commission Member Johnson SECONDED the motion. The motion passed with Commission
77 Members Beard, Crafts, and Johnson in favor and Commission Members Duncan, Jones, and Zeeman, and
78 City Representative Niles absent.

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80 The meeting adjourned at 7:59 p.m.

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Lora A. Fitch, Deputy Recorder

MINUTES APPROVED:



Planning & Zoning Commission

Work Session

Thursday, June 14, 2017

Delta City Municipal Building Council Chambers

76 North 200 West

Delta, Utah 84624-9440

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PRESENT

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| Linda Sorensen, Chairwoman | 9 Richard Jones, Commission Member |
| Linda Beard, Commission Member | 10 John Niles, Council Representative |
| Rand Crafts, Commission Member | |

ABSENT

- Wes Duncan, Commission Member
- Alan Johnson, Commission Member
- Roger Zeeman, Commission Member

ALSO PRESENT

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|---|---------------------------------|
| 20 Dent Kirkland, Code Enforcement Officer | 22 Lora Fitch, Deputy Recorder |
| 21 Travis Stanworth, Asst. Code Enforcement Officer | 23 Todd Anderson, City Attorney |

The work session commenced at 6:00 p.m.

The Planning and Zoning Commission Members that were in attendance discussed the Subdivision Ordinance of the City. Further, members discussed the consideration of a new "Re-Development Zone" becoming an addition to Delta City Municipal Code Title 12 which governs the permitted uses of land within Delta City Proper. Various aspects of what the proposed Re-Development zone conditions and parameters would be as compared to other existing zones was considered and discussed at length.

The work session meeting adjourned at 7:40 p.m.

LORA A. FITCH, DEPUTY RECORDER

MINUTES APPROVED:

