



Planning & Zoning Commission

Discussion without a Quorum

Thursday, November 10, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Rand Crafts, Member

Wes Duncan, Member

Roger Zeeman, Member

John Niles, City Representative

ABSENT

Linda Beard, Member

Alan Johnson, Member

Richard Jones, Member

Linda Sorensen, Chairwoman

ALSO PRESENT

Dent Kirkland, Code Enforcement Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Mark Watson, Chronicle Progress

There was not a full quorum present so the only agenda items that were discussed were the "discussion only". The meeting began at 7:00 p.m.

BUSINESS

Regulation of Solar Facilities

The present Commission Members reviewed what had been discussed at the previous meeting for the rough draft of an Ordinance for solar panels within City limits. There was a discussion about putting a surface area limit on ground-mounted solar panels. The present Commission Members agreed that they were not wanting to permit pole-mounted solar panels. The Commission also agreed that the solar panels should be required to be used to primarily provide power for onsite consumption and not selling. There was a discussion about ground-mounted solar panels and if they should be allowed. There was a discussion about putting a surface area limit on ground-mounted solar panels and if it would be better to regulate it by square feet or percentage of property or even putting a limit on accessory structures. It was agreed that the rough draft of the ordinance regarding solar panel should say that ground-mounted solar panels would only be allowed if a building cannot structurally hold them and they must be the same size or smaller than what would fit on the roof if the roof was able to bear the weight.

OTHER BUSINESS

City Attorney Anderson informed the Commission that soon they would be getting approached by the City about setting up an approval procedure for lot line agreements. There have been some issues with moving lot lines in un-platted areas and making lots unbuildable or interfering with utility easements. There was a discussion about lot line agreements and some examples were given of problems that have arisen from it. The Commission agreed that something should be put in place to avoid problems.

There was a brief discussion about enforcing the current ordinance requirement of installing sidewalk at the time of subdividing property rather than deferring it until house construction is done. There have been some homeowners that have been paying the price of lots with sidewalk but then are getting stuck having to pay again to get sidewalk installed before getting their certificates of occupancy. The present Commission Members agreed that it would be a good to enforce the Ordinance as it is written rather than allowing deferments.

Code Enforcement Officer Kirkland informed the Commission that the City Council might ask that they revisit the requirements on the Rural Residential 2 zone to make frontage roads/lots wider to justify not requiring improvements.

The meeting adjourned at 7:32 p.m.

Minutes Approved

Lora Fitch, Deputy Recorder