



## Planning & Zoning Commission

### Regular Meeting

Thursday, December 8, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

#### PRESENT

Linda Beard, Acting Chairwoman

Rand Crafts, Member

Wes Duncan, Member

Alan Johnson, Member

John Niles, City Representative

#### ABSENT

Richard Jones, Member

Linda Sorensen, Chairwoman

Roger Zeeman, Member

#### ALSO PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enforcement  
Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Kiley Chase, Councilman

Rob Droubay, Delta Citizen

Jerry Beard, Delta Citizen

Acting Chairwoman Beard called the meeting to order at 7:00 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 Public Hearing held October 13, 2016 were presented for consideration and approval. Commission Member Crafts made a MOTION to accept the Public Hearing Minutes of October 13, 2016 as presented. Commission Member Duncan SECONDED the motion. The motion passed with Acting Chairwoman Beard, Members Crafts, Duncan, Johnson, and City Representative Niles in favor and Members Jones and Zeeman absent.

The proposed minutes of a Planning & Zoning Commission Meeting held October 13, 2016 were presented for consideration and approval. Commission Member Duncan made a MOTION to accept the Planning and Zoning Minutes of October 13 as presented. Commission Member Crafts

SECONDED the motion. The motion passed with Acting Chairwoman Beard, Members Crafts, Duncan, Johnson, and City Representative Niles in favor and Members Jones and Zeeman absent.

The proposed minutes of a Planning & Zoning Discussion without a Quorum held November 10, 2016 were presented for consideration and approval. Commission Member Johnson made a MOTION to accept the Planning and Zoning Discussion without a Quorum Minutes of November 10 as presented. Commission Member Crafts SECONDED the motion. The motion passed with Acting Chairwoman Beard, Members Crafts, Duncan, Johnson, and City Representative Niles in favor and Members Jones and Zeeman absent.

## **BUSINESS**

### Preliminary Plat for Notch Peak Subdivision Phase 3

The present Commission Members reviewed the maps and Mr. Droubay explained that the some of the lots had been slightly adjusted to allow for animal rights. Acting Chairwoman Beard asked if there would be any problems with the water pressure. Mr. Droubay stated that he had had Sunrise Engineering do a water study on the system and that the water plan had also been approved by the state. Mr. Droubay stated that the plan included bringing in a 12-inch water line from 750 N. 1000 E. north to where it meets the proposed road and run it West to tie into the 12-inch water line in Notch Peak Subdivision Phase 2. Mr. Droubay proceeded to explain that the loop in the water line in the subdivision was required by the engineers to maintain the volume of water and meet the flows of the state fire code. City Attorney Anderson informed the Commission that there is a wide easement at the back of lot 22 and that there will be a sewer line through it. City Attorney Anderson stated that the only condition that the City was wanting to put on it is that there is an understanding or condition that will run with the land, that if there is any need to go in and maintain the sewer lines, the City will not be obligated to replace anything. Commission Member Crafts made a MOTION to approve the Preliminary Plat for Notch Peak Subdivision Phase 3 dated November 12, 2016 with the condition that the final plat be amended with the language requested by the City that if there is any need to go in and maintain sewer lines on the back of lot 22, Delta City will not be responsible for replacing anything. City Representative Niles SECONDED the motion. The motion passed with Acting Chairwoman Beard, Members Crafts, Duncan, Johnson, and City Representative Niles in favor and Members Jones and Zeeman absent.

### Concept Review of Notch Peak Subdivision Phase 4/RR2 Zone Change

Mr. Droubay presented his idea for Notch Peak Subdivision Phase 4 and asked that he be able to change the zone to RR2NM. There was a discussion about which lots Mr. Droubay was wanting to rezone and if the transition between zones would work. Commission Member Crafts remarked that since it was bordered by county land on two sides and Rural Residential on the other two so it would make a nice transition between the city and county properties. There was a discussion about how much of the land involved should be rezoned and if it would be considered spot zoning. Acting Chairwoman Beard asked if it would make the Phase 4 look terrible having no improvements and the land to the north and west having curb gutter and sidewalk. Mr. Droubay stated that there would be oiled road, barrow pits, and restrictive covenants to help keep it nice.

Mr. Droubay also noted that there is a gravel pit right next to it and considered the zone a buffer from the gravel pits. There was a discussion about the possibility of the Council requiring wider frontage on the lots in RR2NM and it was noted that the Council learned that the RR2 zone does have wider frontage and it was unlikely to be an issue. Commission Member Crafts made a MOTION to set a public hearing for the zone change of the proposed Notch Peak Subdivision Phase 4 land for January 12 at 6:40 p.m. Member Johnson SECONDED the motion. The motion passed with Acting Chairwoman Beard, Members Crafts, Duncan, Johnson, and City Representative Niles in favor and Members Jones and Zeeman absent.

Regulation of Solar Facilities

Member Crafts stated that there were some typos that needed to be fixed and that there was a little need for clarification in the solar regulation. Member Crafts suggested that 13-b-3 needs a definition for commercial to mean selling off sight and replace the word “solely” to “primarily.” Member Crafts suggested that in 13-b-4 the word “or” be changed to “and” and that the spelling error be fixed. A few other spelling errors were noted to be fixed. There was a discussion about some of the requirements. A public hearing for Solar Regulation was set for January 12 at 6:50 p.m.

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

The meeting adjourned at 7:47 p.m.

Minutes Approved

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Lora Fitch, Deputy Recorder