



## Planning & Zoning Commission

### Special Meeting

Thursday, April 6, 2017

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

#### PRESENT

Linda Beard, Acting Chairwoman  
Rand Crafts, Commission Member

Wes Duncan, Commission Member  
Roger Zeeman, Commission Member

#### ABSENT

Alan Johnson, Member  
John Niles, Council Representative

Richard Jones, Commission Member  
Linda Sorensen, Commission Chairwoman

#### ALSO PRESENT

Dent Kirkland, Code Enforcement Officer  
Lora Fitch, Deputy Recorder  
Todd Anderson, City Attorney

Jason Pehrson, Delta Citizen  
Mckrae Pehrson, 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, 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 February 9, 2017 at 6:30 p.m. were presented for consideration and approval. Commission Member Duncan made a MOTION to accept the Public Hearing Minutes of February 9, 2017 at 6:30 p.m. as presented. Commission Member Crafts SECONDED the motion. The motion passed with Acting Chairwoman Beard, Commission Members Crafts, Duncan, and Zeeman in favor and Commission Members Johnson and Jones and City Representative Niles absent.

The proposed minutes of a Planning & Zoning Meeting held February 9, 2017 were presented for consideration and approval. Commission Member Zeeman made a MOTION to accept the Planning and Zoning Minutes of February 9, 2017 as presented. Commission Member Crafts SECONDED the motion. The motion passed with Acting Chairwoman Beard, Commission Members Crafts, Duncan, and Zeeman in favor and Commission Members Johnson and Jones and City Representative Niles absent.

**BUSINESS**

Final Plat for Notch Peak View Subdivision Phase 4 , lots 1-2

Rob Droubay informed the Commission that the water line had been put in and that the two lots would be on a septic system. Commission members asked if there had been any changes to the map since the preliminary approval. Rob Droubay informed them that there had not been any. Commission Member Crafts made a MOTION to approve the final plat for the Notch Peak Subdivision phase four for lots 1 and 2. Commission Member Duncan SECONDED the motion. The motion passed with Acting Chairwoman Beard, Commission Members Crafts, Duncan, and Zeeman in favor and Commission Members Johnson and Jones and City Representative Niles absent.

Approval of the Delta Fit Conditional Use Permit Language

City Attorney Anderson presented the Commission with his proposed language for the conditional use permit for Delta Fit. The Commission confirmed that it had all the stipulations that they had required in the previous meeting. Commission Member Crafts made a MOTION to approve the language of the Delta Fit conditional use permit. Commission Member Duncan SECONDED the motion. The motion passed with Acting Chairwoman Beard, Commission Members Crafts, Duncan, and Zeeman in favor and Commission Members Johnson and Jones and City Representative Niles absent

Other Business

Code Enforcement Officer Kirkland went before the Commission to ask for some further direction for the proposed redevelopment zone. Code Enforcement Officer Kirkland informed the Commission of what area he would consider for the zone and why he had selected that area. There was some discussion about the area and the proposed zone boundaries were modified. The problems that can arise from having a redevelopment zone and exempting people from inside the zones from having to make all the required improvements. The possibility of having areas put in a whole street of curb and gutter at a time and various ways to finance it were discussed.

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

The meeting adjourned at 7:42 p.m.

Minutes Approved

\_\_\_\_\_  
Lora Fitch, Deputy Recorder