



Planning & Zoning Commission

Regular Meeting

Thursday, June 8, 2017

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Linda Beard, Commission Member
Rand Crafts, Commission Member
Alan Johnson, Commission Member
Linda Sorensen, Chairwoman

ABSENT

Wes Duncan, Member
Richard Jones, Commission Member
John Niles, Council Representative
Roger Zeeman, Commission Member

ALSO PRESENT

Dent Kirkland, Code Enforcement Officer
Lora Fitch, Deputy Recorder
Todd Anderson, City Attorney
Rob Droubay, Delta Citizen
David Abbott, Delta Citizen

Chairwoman Sorensen called the meeting to order at 7:05 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 the Special Planning & Zoning Meeting held April 6, 2017 at 7:00 p.m. were presented for consideration and approval. Commission Member Johnson made a MOTION to accept the Special Planning and Zoning Meeting Minutes of April 6, 2017 as presented. Commission Member Beard SECONDED the motion. The motion passed with Commission Members Beard, Crafts, and Johnson in favor and Commission Members Duncan, Jones, and Zeeman, and City Representative Niles absent.

BUSINESS

Subdividing Lot at 481 W. 400 N.

There was a discussion about the sewer to the lot and Code Enforcement Officer Kirkland informed the Commission that the sewer lines were not deep enough to be considered an option

for the property in question and that it would need to be on a septic tank. The Commission discussed whether improvements would need to be put in for the subdividing. The lack of storm drains to drain into, the possibility of French drains not working, and the suggestions for a redevelopment zone were discussed. Requiring sub dividers to have a title report to see if there is a notice that the property has been subdivided before in the redevelopment zone to not have to install improvements was suggested. City Attorney Anderson stated that the map would need to be fixed before it could be approved. The Commission discussed the changes that would need to be made to the map including lot numbers, legal description, and easements. Commission Members considered allowing the subdivision without curb and gutter as it fits into the contemplated redevelopment zone under certain conditions which the Commission intends to pass for any similar actions in the future. Commission Member Crafts MOVED to table subdividing the lot at 481 W. 400 N. until the next meeting with the understanding that both the preliminary and final plats would come before the Commission with a map that meets all the requirements and that it would not be required to have curb and gutter, but it would need sidewalk as it is in the contemplated redevelopment zone. Commission Member Beard SECONDED the motion. The motion passed with Commission Members Beard, Crafts, and Johnson in favor and Commission Members Duncan, Jones, and Zeeman, and City Representative Niles absent.

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

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

Other Business

The Commission discussed the proposed redevelopment zone and having a work meeting.

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

The meeting adjourned at 7:59 p.m.

Minutes Approved

Lora Fitch, Deputy Recorder