



Planning & Zoning Commission

Regular Meeting

Thursday, August 10, 2017

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Linda Beard, Commission Member
Rand Crafts, Commission Member
Wes Duncan, Commission Member
Richard Jones, Commission Member
John Niles, Council Representative
Linda Sorensen, Chairwoman

ABSENT

Alan Johnson, Commission Member
Roger Zeeman, Commission Member

ALSO PRESENT

Dent Kirkland, Code Enforcement Officer
Bridgette King, Acting Deputy Recorder
Todd Anderson, City Attorney
Jake Abbott, Delta Citizen

Ashley Abbott, Delta Citizen
Kyle Ashby, Delta Citizen
Sharon Harris, Delta Citizen

*Due to a technical issue, the recording of this meeting did not work, these minutes are put together from notes and attendees recollections.

Chairwoman Sorensen called the meeting to order at 7:03 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 Planning & Zoning Meeting held June 8, 2017 at 7:00 p.m. were presented for consideration and approval. Commission Member Beard made a MOTION to accept the Planning and Zoning Meeting Minutes of June 8, 2017 as presented. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, and Jones and Council Representative Niles in favor and Commission Members Johnson and Zeeman absent.

The proposed minutes of the Planning & Zoning Work Session held June 14, 2017 at 6:00 p.m. were presented for consideration and approval. Commission Member Crafts made a MOTION to accept the Planning and Zoning Work Session Minutes of June 14, 2017 as presented. Council Representative Niles SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, and Jones and Council Representative Niles in favor and Commission Members Johnson and Zeeman absent.

BUSINESS

Conditional Use Permit Requested Mobile Office Located at Approximately 295 W Main Street

Kyle Ashby came before the Commission to request a conditional use permit to have a mobile office located at approximately 295 West Main Street for his business Silver Line Auto, LLC. There was a discussion about where on the lot Mr. Ashby was planning on placing the Mobile Office. The Commission requested that the mobile office be placed on some sort of cement pad. The Commission requested that it had the base covered by rigid skirting and remain presentable at all times. The Commission noted that the conditional use permit is not transferrable or assignable. Commission Member Crafts made a MOTION to approve the Conditional Use Permit for a Mobile Office located at approximately 295 W Main Street with the conditions that it be located 80 feet from main street against the east property line, be placed on a cement pad, have the base covered by rigid skirting, be presentable at all times, and that it stays with Kyle Ashby and is not assignable or transferable. Council Representative Jones SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, and Jones and Council Representative Niles in favor and Commission Members Johnson and Zeeman absent.

Proposed Conditional Use Permit/Zone Change Requested – from Single & Multi-Family Residential (R4) to Commercial Business (C-B) on Property Located at Approximately 330 W 100

N

Sharon Harris informed the Commission that she is interested in purchasing two properties, located at approximately 330 W and 100 N, that are zoned differently (one being a R1 and the other being a R4) and have them rezoned to be zoned to Commercial so that she can use the location as a construction yard. Mrs. Harris informed the Commission that she was wanting to use the location to store the equipment for her business but her business would be located at another address. Mrs. Harris noted that some of the adjacent properties are being used commercially. The Commission discussed that as the adjacent properties could be zoned as R1 or R4 but to zone just them as commercial would be spot zoning, which the City does not do. If the property was zoned as Ra or R4, the equipment could be stored on the property provided the equipment was enclosed in a building. The Commission suggested placing a large building on the property to hold the construction equipment. Mrs. Harris stated that having a large building to store the equipment would not accommodate her needs. The Commission discussed the situation further and noted that there is a possibility of rezoning the area as commercial business, but the neighbors would need to be rezoned as well. The process of what would need to be done in order to rezone property was discussed including the need to send out public notice and hold a public hearing. The Commission agreed to look more into the situation and suggested that in the time until the next Planning and Zoning meeting the Commission Members familiarize

themselves with the area that Mrs. Harris is looking into purchasing and that Mrs. Harris use the time to explore what options are available to help accommodate her intended use of the property.

Preliminary Plat Approval for Abbott Two Lot Subdivision, Lots 1 & 2

Jake Abbott came before the Commission requesting a two-lot subdivision on a property and that some of the required improvements be waived. After some discussion regarding the property in question and its location, the Commission agreed to waive some of the required improvements, but informed Mr. Abbott that they would only waive some of the requirements once. The Commission asked Mr. Abbott if he were certain that he only wanted to divide the lot into two parcels with its first subdividing, since he would be required to do all of the improvements should he come back to divide the lots again. Mr. Abbott asked that he be given time to discuss the issue with his grandfather, who owns the property. Commission Member Crafts made a MOTION to table the preliminary plat for Abbott two lot subdivision Lots 1 & 2 to give Jake Abbott time to discuss it with his grandfather. Council Representative Beard SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, and Jones and Council Representative Niles in favor and Commission Members Johnson and Zeeman absent.

Final Plat Approval for Abbott Two Lot Subdivision, Lots 1 & 2

Commission Member Crafts made a MOTION to table the final plat for Abbott two lot subdivision Lots 1 & 2 to give Jake Abbott time to discuss it with his grandfather. Council Representative Beard SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, and Jones and Council Representative Niles in favor and Commission Members Johnson and Zeeman absent.

Proposed Redevelopment Zone

After some discussion, the Commission asked that they be given some more time to look over the proposed redevelopment zone.

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

The meeting adjourned at 9:06 p.m.

Minutes Approved

Lora Fitch, Deputy Recorder