



Planning & Zoning Commission

Regular Meeting

Thursday, September 14, 2017

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

PRESENT

Linda Sorensen, Chairwoman

Linda Beard, Commission Member (Arrived
at 7:07 p.m.)

Rand Crafts, Commission Member

Roger Zeeman, Commission Member

Wes Duncan, Commission Member

Alan Johnson, Commission Member

Richard Jones, Commission Member

ABSENT

John Niles, Council Representative

ADDITIONALLY PRESENT

Dent Kirkland, Code Enforcement Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Phil Diaz, Delta Citizen

Sharon Harris, Delta Citizen

Tyler Harris, Delta Citizen

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 Municipal Complex, 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 minutes of the Planning & Zoning Commission meeting held August 10, 2017, were presented for approval. The minutes of the meeting were reviewed without correction. Commission Member Johnson MOVED to adopt the minutes of the Planning & Zoning Commission meeting held August 10, 2017. The motion was SECONDED by Commission Member Duncan. Chairperson Sorensen asked if there were any questions or comments regarding the motion. There being none, she called for a vote. The motion passed with Commission Members Crafts, Duncan, Johnson, Jones and Zeeman in favor and Commission Member Beard and Council Representative Niles absent.

BUSINESS

Conditional Use Permit for Delta Fit at Approximately 330 W 100 N

Sharon Harris came before the Commission to inform them that she is proposing to purchase the former Great Basin Historical Society museum building located at approximately 330 West and 100 North Streets. Ms. Harris would like to obtain a Conditional Use Permit (CUP) so that an existing Delta business, Delta Fit, would be able to use the facilities she is planning to acquire to

hold their classes and place their physical athletic equipment within. The Commission discussed that there would be off-street parking available and that most other problems which might arise, such as noise complaints, as an example, would likely be covered under the provisions of the Delta City Municipal Code. Commission Member Crafts made a MOTION approve a Conditional Use Permit for Delta Fit at approximately 330 West 100 North. Commission Member Jones SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and Zeeman in favor and Council Representative Niles absent.

Conditional Use Permit for Storage Units on an Industrial Zoned Lot at Approximately 700 W Main Street

Mr. Phil Diaz came before the Commission to request a Conditional Use Permit (CUP) for the placement of storage units on his property located at approximately 700 West Main Street. There was a discussion about parking and the surface of the parking areas. Mr. Diaz stated that they were planning on having fencing and a security gate in place by next fall, and that they would be paving some of the lot. Mr. Diaz confirmed that the units would be placed on a concrete surface. Further discussion was held noting that the ingress and egress of the parking lots would need to be paved too. Commission Member Crafts made a MOTION to approve a Conditional Use Permit for storage units on an Industrial-zoned lot located at approximately 700 West Main Street with the conditions that there be a road base covering on the lot, that the storage units meet the building requirements, paved 20' by 30' foot ingress/egress when the fencing is installed, that the fencing be in place by the end of calendar year 2018, and also meets the zone requirements for a 35' foot sight-distance triangle. Commission Member Jones SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Jones, and Zeeman in favor and Council Representative Niles absent.

Proposed Redevelopment Zone

After significant discussion, the Commission decided that they needed additional time to study the proposed zone classification before making any further decisions on the matter.

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

The meeting adjourned at 8:08 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: