



Planning & Zoning Commission

Regular Meeting

Thursday, October 12, 2017

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

PRESENT

Linda Sorensen, Chairwoman

Linda Beard, Commission Member

Roger Zeeman, Commission Member

Rand Crafts, Commission Member

Wes Duncan, Commission Member

ABSENT

Alan Johnson, Commission Member

Richard Jones, Commission Member

John Niles, Council Representative

ADDITIONALLY PRESENT

Dent Kirkland, Code Enforcement Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Kirtt Myers, Delta Citizen

Mitch Myers, 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 September 14, 2017, were presented for approval. The minutes of the meeting were reviewed without correction after an attendance discussion. Commission Member Beard MOVED to adopt the minutes of the Planning & Zoning Commission meeting held September 14, 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 Beard, Crafts, Duncan, and Zeeman in favor and Commission Members Johnson and Jones and Council Representative Niles absent.

BUSINESS

Concept Plan Review for the Subdivision of Property at the Intersection of Main Street and Locust Lane

Mitch Myers came before the Commission to get approval for a concept plan to subdivide property at the intersection of Main Street and Locust Lane. Code Enforcement Officer Kirkland noted that the water and sewer system connections would be made by tying into the

infrastructure beneath Locust Lane. There was a discussion held about what items would need to be illustrated within a preliminary plat for the benefit of the Planning Commission to use in their decision-making processes. City Attorney Anderson stated that the preliminary plat would need to show a clearly-defined plan for the entire property parcel, not just the property section being considered for subdivision. There was further discussion about possible lot configurations for the property. Zoning classifications were also a topic of discourse. Finally, the requirements for what would need to be illustrated on the preliminary and final plats were discussed once this project moves past the conceptual considerations.

Proposed Redevelopment Zone

Commission Member Zeeman suggested to his fellow Commission members that they refrain from making their final decisions about this proposed new zoning classification until a majority of the Commission members can be in attendance. The Commission further discussed some of the requirements that they propose would exist in this Redevelopment Zone. The Commission requested that City Attorney Anderson modify the language to make it more understandable in within the City's Zoning Ordinance.

With no other questions or comments, Commission Member Duncan 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 8:21 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 12/14/2017