



Planning & Zoning Commission

Regular Meeting

Thursday, December 14, 2017

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

PRESENT

Linda Beard, Vice Chairwoman

Rand Crafts, Commission Member

Wes Duncan, Commission Member

Alan Johnson, Commission Member

Richard Jones, Commission Member

Roger Zeeman, Commission Member

(Arrived at 7:08)

John Niles, Council Representative

ABSENT

Linda Sorensen, Chairwoman

ADDITIONALLY PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enforc. Off.

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Kirtt Myers, Delta Citizen

Mitch Myers, Delta Citizen

Jim Edwards, Delta Citizen

Mandi Kirkland, Delta Citizen

Tim Jobson, Delta Citizen

Amanda Jobson, Delta Citizen

Robert D Chew, Delta Citizen

Ron Bain, Delta Citizen

J. Travis Keel, Council Member

Vice Chairwoman Beard 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, on the Delta City 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 October 12, 2017, were presented for approval. Commission Member Duncan MOVED to adopt the minutes of the Planning & Zoning Commission meeting held October 12, 2017. The motion was SECONDED by Commission Member Johnson. Vice Chairwoman Beard 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 and Jones and Council Representative Niles in favor and Commission Member Zeeman absent.

BUSINESS

Preliminary Plat Approval of Myers Park Subdivision at the Intersection of Main Street and Locust Lane

Mitch Myers came before the Commission to seek approval for the preliminary plat that he presented for the proposed Myers Park Subdivision. The Commission noted that on the Millard County plat maps there is another property illustrated out on the south side of the property that is not on the preliminary plat. Mr. Myers stated that he had submitted a plat for the additional property years ago and it had been rejected. Commission Members suggested that he get the issue with this property and its legal description fixed. The Commission held a discussion about whether the preliminary plat met the standards for a preliminary plat, particularly since it did not provide any detail on the overall plans for Lot 2. It was discussed that the ingress and egress into the lots would need to be double checked with the Utah Department of Transportation (UDOT) since Delta's Main Street is a state highway. There was a discussion about who would be paying for the cost of the sidewalk. The representatives present with the Kingdom Hall of Jehovah's Witnesses, that are desiring to build on Lot 1 stated that they were planning for the expense of installing the necessary sidewalks. Commission Member Crafts MOVED to approve the preliminary plat of Myers Park Subdivision at the intersection of Main Street and Locust Lane. The motion was SECONDED by Commission Member Zeeman. Vice Chairwoman Beard 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 and Council Representative Niles in favor.

Final Plat Approval of Myers Park Subdivision at the Intersection of Main Street and Locust Lane

Commission Member Crafts MOVED to approve the final plat of Myers Park Lot 1 with the stipulations that the sidewalks will be finished per the City's construction requirements rather than the subdivision requirements, that the future subdividing of Lot 2 will be done under a full planned subdivision, and that prior to any future subdivisions of Lot 2 that the title defect showing an illegal subdivision be corrected. The motion was SECONDED by Commission Member Johnson. Vice Chairwoman Beard 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 and Council Representative Niles in favor.

Conditional Use Permit for Modular Building on Property Located at the Intersection of Main Street and Locust Lane

Robert Chew came to ask the Commission to grant the Delta Kingdom Hall of Jehovah's Witnesses conditional use permit to allow for a modular building on the property located at the intersection of Main Street and Locust Lane. Mr. Chew reviewed the plans that he had provided for the Commission and explained what they entailed and answered questions. Mr. Chew confirmed that the parking lot would be paved and that they were planning on hooking into the city storm drain system for drainage, but would also look into other options. Commission Member Crafts MOVED to approve the conditional use permit for a modular building on the property located at the intersection of Main Street and Locust Lane with the stipulations that it is not effective until final

approval from the City Council on the Myers Park Subdivision Lot 1, that the modular building meets the City's requirements found Delta City Municipal Code Title 12-7 E, that the City is not held to the locations of the cut out for access, and that the builders would check with the Utah Department of Transportation (UDOT) to make sure that it meets their requirements. The motion was SECONDED by Commission Member Johnson. Vice Chairwoman Beard 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 and Council Representative Niles in favor.

Proposed Redevelopment Area

The Commission asked that this topic be tabled until Chairwoman Sorensen could be present. Commission Member Duncan MOVED to table the item on the proposed redevelopment area. The motion was SECONDED by Council Representative Niles. Vice Chairwoman Beard 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 and Council Representative Niles in favor.

With no other questions or comments, Commission Member Johnson made a MOTION to adjourn the meeting. Commission Member Duncan SECONDED the motion. Vice Chairwoman Beard 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 and Council Representative Niles in favor.

The meeting adjourned at 8:13 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 01/11/2018