



Planning & Zoning Commission

Regular Meeting

Thursday, January 11, 2018

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

PRESENT

Linda Sorensen, Chairwoman

Linda Beard, Vice-Chairwoman

Rand Crafts, Commission Member

Wes Duncan, Commission Member

Richard Jones, Commission Member

(Arrived at 7:03)

Roger Zeeman, Commission Member

John Niles, Council Representative

ABSENT

Alan Johnson, Commission Member

ADDITIONALLY PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enf. Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

John Niles, Mayor

J. Travis Keel, Council Member

Kirtt Myers, Delta Citizen

Mitch Myers, Delta Citizen

Hadley Myers, Delta Citizen

Mandi Kirkland, Delta Citizen

Tim Jobson, Delta Citizen

Amanda Jobson, Delta Citizen

Robert D Chew, Delta Citizen

Crystal Chew, Delta Citizen

Chairwoman Sorensen called the meeting to order at 7:02 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 December 14, 2017, were presented for approval. Commission Vice-Chairwoman Beard MOVED to adopt the minutes of the Planning & Zoning Commission meeting held December 14, 2017. The motion was SECONDED by Commission Member Duncan. Chairwoman 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 absent.

BUSINESS

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

The Commission reviewed the amended preliminary plat. Code Enforcement Officer Kirkland informed the Commission that the ingress and egress for Lot 1 would be onto Locust Lane, and therefore it would not be necessary to check with the Utah Department of Transportation (UDOT) to see if their requirements would be met or not. Commission Member Duncan MOVED to approve the amended preliminary plat for Myers Park Subdivision at the intersection of Main Street and Locust Lane. The motion was SECONDED by Commission Vice-Chairwoman Beard. Chairwoman 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, Jones and Zeeman in favor and Commission Members Johnson absent.

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

City Council Member Keel informed the Commission that at the last City Council Meeting, the Council Members had discussed that the way that the proposed subdivision was first presented did not meet the needs of the City. Council Member Keel continued that the Council had too many unanswered questions about utilities, easements, access, and that the ordinance did not allow for single lot subdivisions. Council Member Keel told the Commission that the way the new preliminary plat was set up should be able to meet the requirements. Commission Member Crafts MOVED to recommend to the City Council the final plat of Myers Park Lot 1. The motion was SECONDED by Commission Member Duncan. Chairwoman 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, Jones and Zeeman in favor and Commission Members Johnson absent.

Proposed Redevelopment Area

Code Enforcement Officer Kirkland asked the Commission for some direction for what they would like to see be done with the proposed Redevelopment Area plan. Commission Member Crafts stated that he thought that the proposed redevelopment area fits what the Commission has been talking about in the past. Commission Member Crafts suggested a clarification between commercial warehouses and storage units. Commission Member Jones added that specifying if a business can be run out of storage units or not should be defined. After some discussion, the Commission agreed that it would be a good idea to get the City Council's opinion of the proposal, get the area in place and that any issues that may arise could be worked out moving forward. There was some additional discussion about the language used in the Redevelopment Area proposal. The Commission agreed to have a public hearing regarding the proposed Redevelopment Area on February 8, 2018 at 6:30 p.m.

With no other questions or comments, Commission Member Duncan made a MOTION to adjourn the meeting. Commission Member Crafts SECONDED the motion. Chairwoman 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, Johnson, Jones, and Zeeman and Council Representative Keel in favor.

The meeting adjourned at 7:28 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 02/08/2018