



Planning & Zoning Commission

Public Hearing

Thursday, February 8, 2018

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

PRESENT

Linda Sorensen, Chairwoman

Linda Beard, Vice-Chairwoman

Wes Duncan, Commission Member

Richard Jones, Commission Member

Alan Johnson, Commission Member

J. Travis Keel, Council Representative

ABSENT

Roger Zeeman, Commission Member

ADDITIONALLY PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enf. Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Rob Droubay, Delta Citizen

Lisa Stumph, Delta Citizen

Craig Stumph, Delta Citizen

Adam Richins, County Building

Inspector/Planner

Ashley Abbott, Delta Citizen

Jake Abbott, Delta Citizen

Mandi Kirkland, Delta Citizen

Chairwoman Sorensen called the public hearing to order at 6:34 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.

Chairwoman Sorensen informed those present that the purpose of the public hearing was to receive public comment with regards to the amendments to the zoning regulations for the proposed redevelopment area. Chairwoman Sorensen asked if there was any public comment.

Rob Droubay came before the Commission to say that he felt that the commission is headed in the right direction with the redevelopment zone, but he also had some questions. Mr. Droubay asked why the planned area had been selected to be the redevelopment area. The Commission explained that the areas that are included in the area are already mostly established and would not lead to large developments. Mr. Droubay asked if there would be a way to make the improvements happen somewhere down the road, possibly in the form of contracts or liens. City Attorney Anderson explained special improvement districts. Mr. Droubay informed the

Commission that he felt that the redevelopment area did not encourage people to put in improvements at a future time. Jake Abbott suggested that the improvements could be required when property changes hands of ownership. City Attorney Anderson informed the Commission about development agreements and that they are difficult to enforce. Code Enforcement Officer Kirkland informed the Commission that the City has historically done offsite improvement agreements similar to what Mr. Droubay was suggesting, but the enforcement side is hard. Code Enforcement Officer Kirkland stated that part of the problem with Mr. Abbott's suggestion is that the City could be blamed when a person is unable to sell their home when new buyers are not wanting to put in the improvements. City Attorney Anderson stated that the reason there was so much red lining in the proposed changes is that there it is moving the subdivision into title 12 rather than have it as a separate ordinance.

Chairwoman Sorensen declared the public hearing closed at 7:02 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 03/08/2018