



Planning & Zoning Commission

Regular Meeting

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

Phil Diaz, Commission Member

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

Ashley Abbott, Delta Citizen

Jake Abbott, Delta Citizen

Mandi Kirkland, 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, 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 January 11, 2018, were presented for approval. There was a discussion about attendance. Commission Member Johnson MOVED to adopt the minutes of the Planning & Zoning Commission meeting held January 11, 2018 as written. 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, Diaz, Duncan, Johnson, Jones, and Council Representative Keel in favor and Commission Member Zeeman absent.

BUSINESS

Abbot Subdivision Preliminary Plat

Jake Abbott came before the Commission with the intent of subdividing his grandfather's land into 3 lots at 500 W 400 N. Mr. Abbott noted that he would like for this subdivision to be considered part of the considered Redevelopment Area. City Attorney Anderson mentioned that to meet the requirements of the considered Redevelopment Area, the property would only be able to be subdivided once. City Attorney Anderson pointed out that if the Redevelopment Area is passed by the City Council, Mr. Abbott would still be required to put sidewalk all along the frontage of the lots. It was noted that there is sidewalk along the north frontage road already. There was a discussion about sidewalk requirements and that Mr. Abbott could put in sidewalk before the final plat approval as long as he didn't start building. Commission Member Jones **MOVED** to approve the Abbott Subdivision preliminary plat lots 1-3 contingent on sidewalk being installed on all of the frontage of the three lots and that City Council approve the Redevelopment Area. 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, Diaz, Duncan, Johnson, Jones, and Council Representative Keel in favor and Commission Member Zeeman absent.

Conditional Use Permit for Business and Storage Unit on Highway 6

Craig Stumph came before the Commission and explained that it wouldn't really be a storage unit, but mostly a business and a place to store his trailers. Mr. Stumph informed the Commission that the business would be on highway 6 just north of Delta Glass. Chairwoman Sorensen asked if Mr. Stumph was planning on doing any improvements on the property, Mr. Stumph stated that he was planning on putting a 3,000-square foot building for retail and internet business. Mr. Stumph stated that the closest part of the building, the northwest corner, would be about 50 feet away from the highway. There was a discussion about why he needed a conditional use permit and it was noted that highway commercial zone requires a conditional use permit for both storage and retail stores. Code Enforcement Officer Kirkland stated that UDOT access, parking and sidewalk would need to be addressed. Code Enforcement Officer Kirkland informed the Commission that if Mr. Stumph was wanting to appeal the need for sidewalk, he would have to take it before City Council since they require it for all new buildings. Mr. Stumph stated that he had already contacted UDOT. Mr. Stumph stated that he was wanting to pave his parking lot in lime chips or road base. There was a discussion about grade for drainage and Code Enforcement Officer Kirkland stated that he thought it would be a 3% grade. Commission Member Jones asked if there were going to be any bathrooms in the business. Attorney Anderson stated that the International Building Code would require a bathroom. Code Enforcement Officer confirmed that water and sewer lines parallel to the highway, but no drainage. There was a discussion about drainage. City Attorney Anderson and Code Enforcement Officer Kirkland confirmed that they were not aware of any reason to not issue a conditional use permit to Mr. Stumph. Commission Member Duncan **MOVED** to approve conditional use permit for the business and storage unit for Mr. Stumph. The motion was **SECONDED** by Commission Member Jones. 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, Diaz, Duncan, Johnson, Jones, and Council Representative Keel in favor and Commission Member

Amendment to Title 12 to Include Subdivision Provisions, Redevelopment Area, and Lot Line Adjustments

Code Enforcement Officer Kirkland asked the Commission what they would like to do next with Title 12 and the redevelopment area. City Attorney Anderson informed the Commission that the changes to Title 12 are adding in the Redevelopment Area and the Lot Line Adjustments. Code Enforcement Officer informed the Commission that everything new to Title 12 started on page 204 12-21-9. City Attorney Anderson noted that there was a typo that would need to be fixed. There was a discussion about special improvement districts and lot line adjustments. Code Enforcement Officer explained that some of the borders are not on streets to keep from having one side of the street being in the Redevelopment and the other not. Commission Member Beard MOVED to recommend to the City Council to pass the Redevelopment Area Creation 12-21-9 as it is written with a typo correction, and the lot line adjustments. The motion was SECONDED by Commission Member Jones. 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, Diaz, Duncan, Johnson, Jones, and Council Representative Keel in favor and Commission Member Zeeman absent. Commission Member Duncan MOVED to recommend to the City Council to approve the map for the Redevelopment Area. The motion was SECONDED by Commission Member Johnson. 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, Diaz, Duncan, Johnson, Jones, and Council Representative Keel in favor and Commission Member Zeeman absent.

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

The meeting adjourned at 8:05 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 03/08/2018