



Planning & Zoning Commission

Regular Meeting

Thursday, March 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

Richard Jones, Commission Member

Alan Johnson, Commission Member

Roger Zeeman, Commission Member

J. Travis Keel, Council Representative

ABSENT

Wes Duncan, Commission Member

ADDITIONALLY PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enf. Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Mandi Kirkland, Delta Citizen

Nick Shurtz, Delta Citizen

Lewis Dutson, Delta Citizen

Shellie Dutson, Delta Citizen

Adam Richins, County Building

Inspector/Planner

Lorie Vazquez, Delta Citizen

Mandi Stefanoff, Delta Citizen

Patrick Stefanoff, 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 Public Hearing held February 8, 2018, were presented for approval. There was a discussion about attendance. Commission Member Jones MOVED to adopt the minutes of the Planning & Zoning Public Hearing held February 8, 2018 with the correction to the attendance that Commission Member Crafts was not present. 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, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

The minutes of the Planning & Zoning Commission Meeting held February 8, 2018, were presented for approval. There was a discussion about attendance. Commission Member Beard MOVED to adopt the minutes of the Planning & Zoning Public Hearing held February 8, 2018 with the correction to the attendance that Commission Member Crafts was not present and Commission Member Diaz was. 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, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

BUSINESS

Conditional Use Permit for Business at 233 W 100 N

Lorie Vazquez came before the Commission to ask for a conditional use permit to have a thrift store in the building at 233 W 100 N. Code Enforcement Officer Kirkland stated that in a residential zone, no outside storage is permitted. It was suggested that she put up a sign that donations are only permitted during business hours to keep from having people leave donations outside the building. There was a discussion that parking shouldn't be an issue. Commission Member Johnson MOVED to issue Lorie Vazquez a conditional use permit for her thrift store at the location 233 W 100 N with the condition that she put up a sign for people to only bring donations during business hours. The motion was SECONDED by Commission Member Keel. 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 Diaz, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent, and Commission Member Beard abstaining from voting.

Conditional Use Permit for Business at 496 W 300 N

Nick Shurtz came before the Commission to obtain a conditional use permit to operate a business of fixing motorcycles, four-wheelers, and small engines out of his garage at 496 W 300 N. Commission Members checked to make sure that he would not be storing up vehicle parts outside of his garage. It was noted that he would have little traffic and that his hours of operation would not go against the noise ordinance. Council Representative Keel stated that he had spoken with Mr. Shurtz's neighbor and she had not had any problem with the business. Commission Member Keel MOVED to issue Nick Shurtz a conditional use permit to operate his business out of his garage at 496 W 300 N. The motion was SECONDED by Commission Member 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, Diaz, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

Conditional Use Permit for Business at 233 W 100 N

Mandi Stefanoff came before the Commission to obtain a conditional use permit to operate her dance classes out of the building at 233 W 100 N. Mandi Stefanoff confirmed that there were dance classes every business day from when school was out to about 6:30 p.m. Commission

Member Beard MOVED to issue Mandi Stefanoff a conditional use permit for her dance business at the location 233 W 100 N. The motion was SECONDED by Commission Member Zeeman. 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, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

Consideration for Zone Change/Conditional Use Permit for Storage Units at 50 N 300 W

Shellie Dutson came before the Commission to obtain either a zone change or conditional use permit for storage units at 50 N 300 W. After being explained to that the conditional use permit would be easier to get than a zone change, Mrs. Dutson decided that she would rather have a conditional use permit. Code Enforcement Officer Kirkland explained what the setbacks for the storage units would be with 25 feet off of the south property line, 20 feet off of the west, and 10 feet off of the north and east. There was a discussion about putting in gravel in front of the storage units and that Mrs. Dutson would not be putting in a fence. Commission Member Johnson MOVED to issue Lewis and Shellie Dutson a conditional use permit to install storage units at 50 N 300 W with the mentioned setbacks. 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, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

Set a Public Hearing for Planning and Zoning Commission Compensation and Removal Process

Council Representative Keel informed the Planning and Zoning Commission that at the last City Council Meeting the Council Members had discussed that what the Planning and Zoning Commission does is very important and appreciated and the Council would like to compensate the Commission for what it does. Council Representative Keel continued that the Council would like to rewrite the ordinance regarding the Commission's compensation, but that there are some other items added to it such as attendance requirements, reviewal of the chairperson designation annually, and change the way that Commission members are removed. The attendance requirement would be that Commission members attend 75% of the meetings or miss only 4 meetings in a 12-month period and no more than 2 meetings in a row. Council Representative Keel stated that since the Council does understand that some people have to work around shift-work and illnesses, there will be an appeals process. Council Representative Keel stated that the Council would like to pay the Commission \$50.00 a month and extra for attending training. A few of the Commission Members noted that they did not feel that they needed compensation.

Commission Member Jones MOVED to set the public hearing date for April 12 at 6:45 p.m. to discuss the proposed amendments to Title 12-4: appointment terms, compensation, and removal of Planning and Zoning Commission Members. The motion was SECONDED by Commission Member Keel. 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, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

With no other questions or comments, Commission Member Beard 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, Johnson, Jones, Zeeman and Council Representative Keel in favor and Commission Member Duncan absent.

The meeting adjourned at 7:48 p.m.

LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 04/12/2018