



Planning & Zoning Commission

Regular Meeting

Thursday, December 13, 2018

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

PRESENT

Linda Beard, Vice-Chairwoman

Phil Diaz, Commission Member

Wes Duncan, Commission Member

Richard Jones, Commission Member

Roger Zeeman, Commission Member

Betty Jo Western, Council Representative

ABSENT

Alan Johnson, Commission Member

Linda Sorensen, Chairwoman

ADDITIONALLY PRESENT

Lora Fitch, Deputy Recorder

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enforcement Officer

Todd Anderson, City Attorney

Stephen E Stoddard, Delta Citizen

Vice-Chairwoman Beard called the meeting to order at 7:00 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 July 12, 2018, were presented for approval. Commission Member Jones MOVED to adopt the minutes of the Planning & Zoning Meeting held July 12, 2018 as presented. The motion was SECONDED by Commission Member Duncan. 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 Diaz, Duncan, Jones, Zeeman and Council Representative Western in favor and Commission Member Johnson absent.

BUSINESS

Conditional Use Permit for RV Storage in Industrial Development Zone

Stephen Stoddard came before the Commission to represent Logan Cleaver. Mr. Stoddard stated that Mr. Cleaver was wanting to build a storage building to park RVs in. Council Member Duncan

asked if the building would be fully enclosed and Mr. Stoddard stated that he thought that they would be. There were questions about the sidewalk requirements, but it was noted that the sidewalk would be addressed later. There was a discussion about fencing and the setbacks. Code Enforcement Officer Kirkland suggested that the setbacks should require that they be 20 feet from either side of 300 and 200 West because the property could have multiple frontage depending on where people ingress and egress. Council Representative Western asked if all of the RVs will be inside the building. Code Enforcement Officer Kirkland stated that he was under the impression that they would all be inside, and that Mr. Cleaver would build another building if he ran out of space inside. Vice-Chairwoman Beard asked Code Enforcement Officer Kirkland his recommendation on the matter. Code Enforcement Officer Kirkland stated that if warehouses or storage units were going to be allowed in the City, they should be allowed in an industrial zone. There were questions about the installation of gravel or ground cover and managing potential weeds and mud. Mr. Stoddard informed the Commission that Mr. Cleaver would likely be putting in gravel of some sort to keep the weeds and mud down. The Commission asked if Mr. Cleaver was having water or RV washing facilities and power on the property, Mr. Stoddard informed the Commission that there would probably be power, but there wouldn't be washing facilities for the RVs. Commission Member Jones MOVED to approve the conditional use permit for the RV parking storage with the understanding that there will be sufficient drainage and weed control through gravel and/or lime chips. The motion was SECONDED by Commission Member Duncan. 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 Diaz, Duncan, Jones, Zeeman and Council Representative Western in favor and Commission Member Johnson absent.

Amending Industrial Development Zone Requirements

Code Enforcement Officer Kirkland reviewed the minutes from the Council meeting, provided in the packet, that covered why the Council had recommended the Planning and Zoning Commission review and consider amending the requirements for the Industrial Development Zone. Code Enforcement Officer Kirkland continued that the Council suggested lessening the sidewalk requirements, but not necessarily removing them. Commission Member Jones asked about the intent of sidewalk in industrial areas and if it is mainly for foot or vehicle traffic. Code Enforcement Officer Kirkland stated that a Council Member had suggested removing or reducing them to discourage foot traffic and children playing in an industrial zone. Mr. Kirkland suggested that having some sidewalk will keep big trucks and similar things from parking in the road. There was a discussion about the sidewalk requirements and the possibility of requiring sidewalk the length of any building and an additional 25 feet to either side depending on where the frontage is. The Commission reviewed where the I-1 and I-D zones are and what areas would be affected. Attorney Anderson noted that since the Commission is making some changes to the Planning and Zoning Code, it might be a good time to fix a few other things by adding language to state that the I-1 and I-D zones are the same. Commission Members suggested that sidewalk should cover where there is physical ingress and egress and possibly on the front and (where applicable/abutting a road) back of the property. It was noted that if Mr. Cleaver was required to put in sidewalk for the building length and the additional 50 feet on both sides of the building on

the front and back of the lot the cost would be roughly \$3,000.00. The Commission agreed that Mr. Cleaver can just bond the sidewalk in front and back of the building until the sidewalk requirements are decided on for the industrial zones. Commission Members discussed the possibility of not requiring any sidewalk at all. Commission Members asked that they be given more time to think about sidewalk requirements. City Attorney Anderson brought up the use tables for the zones and asked that all the use tables all contain all the same uses and include a "not allowed" for clarification for enforcement and asked that the Commission review if something needs to be a conditional use. There was a discussion about conditional use permits and Commission Member Jones requested that the Commission be able to limit things by use if they are not going to apply conditional use permits. The use tables were discussed, and it was noted that definition might need clarification. Code Enforcement Officer Kirkland also broached the subject of Lyman Row and their lack of accessory structure setbacks. The accessory structure setbacks in other zones range from 2 – 10 feet. Mr. Kirkland suggested the setback be similar to other residential zones and be – if the accessory structure is 10 feet behind the primary structure, the rear setback can be 2 feet and the side can be 5 feet. Commission Members agreed that it should be similar to other residential zones and have that added into the changes. Attorney Anderson asked the Commission turn to page 65 and Code Enforcement Officer Kirkland asked that additional pavement be change from "from 20 feet back from the property line" to "20 feet back from the edge of the road." The Commission suggested working on this at the next meeting rather than setting up a work session.

Moving Meetings from Thursdays to Wednesdays

There was a discussion about the reasons for moving the meetings. It was discussed that moving the meetings from Thursdays to Wednesdays would allow the office to act on something the next day rather than waiting the whole weekend, there would be less conflict with school activities, and it would have them take place on Wednesdays like the City Council meetings. A Commission Member noted that Wednesdays would work better for him. A couple Commission Members noted that it wouldn't make a difference. Vice-Chairwoman Beard informed the Commission that Chairwoman Sorenson had asked that she inform them that she prefers Thursdays. City Attorney Anderson and Code Enforcement Officer Kirkland both expressed the Wednesdays would be preferable,

Commission Member Duncan MOVED to change the Planning and Zoning Commission Meetings from the second Thursdays of every month to the second Wednesdays starting in January of 2019. The motion was SECONDED by Commission Member Diaz. 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 Diaz, Duncan, Jones, Zeeman and Council Representative Western in favor and Commission Member Johnson absent.

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

The meeting adjourned at 8:26 p.m.



LORA A. FITCH
DEPUTY RECORDER

MINUTES APPROVED: 01/09/2018