

1



## Planning & Zoning Commission

### Regular Meeting

Thursday, May 14, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

2

3

#### PRESENT

5 Chairwoman Linda Sorensen

6 Member Linda Beard

7 Member Wes Duncan

8 City Representative Kiley Chase

9

#### ABSENT

11 Member Alan Johnson

12 Member Rand Crafts

13 Member Roger Zeeman

14 Member Richard Jones

15

#### ALSO PRESENT

17 Code Enforcement Officer Dent Kirkland

20 Dale Bond, Property Owner

18 Asst. Code Officer Travis Stanworth

21 Assistant Recorder Lora Fitch

19 Jim Edwards, Edwards Surveying

22 Attorney Todd Anderson

23

24

25 Chairwoman Linda Sorensen called the meeting to order at 7:13 p.m. She stated that notice of  
26 the time, place and the agenda of the meeting had been posted at the City Building, on the  
27 Utah Public Notice website, the Delta City website, and had been provided to the Millard  
28 County Chronicle-Progress and to each member of the Commission at least two days prior to  
29 the meeting.

30

#### **MINUTES**

32 The proposed minutes of a Planning & Zoning Commission Public Hearing held April 9, 2015 at  
33 7:00 p.m. were presented for consideration and approval. City Representative Kylie Chase made  
34 a MOTION to accept the Public Hearing minutes of April 9, 2015 as presented. Commission  
35 Member Wes Duncan SECONDED the motion. The motion passed with Commission Members  
36 Linda Sorensen, Linda Beard, Wes Duncan, and City Representative Kiley Chase voting in favor  
37 and Members Alan Johnson, Rand Crafts, Roger Zeeman, and Richard Jones being absent.

38

39 **BUSINESS**

40 Approval of Final Plat for Subdivision at 279 East Main

41 Chairwoman Linda Sorensen asked if property owner, Dale Bond had paid the requested  
42 subdivision fees. Mr. Bond confirmed that he had. City Representative Kiley Chase asked if all of  
43 Delta City's legal requirements had been met. Code Enforcement Officer Dent Kirkland pointed  
44 out that the utility easements on LeeAnne Maxfield's and Dale Bond's properties were different  
45 because there was an existing structure on Mr. Bond's property on the property line. Mr.  
46 Kirkland stated that Delta City did not fight for utility easements on Mr. Bond's Property and  
47 that the utility easements were only on Leanne Maaxfield's property. Mr. Bond stated that the  
48 sign would be on his property. Mr. Kirkland confirmed that the legal requirements from Delta  
49 City had been met. City Representative Kiley Chase MOVED to approve the final plat for the  
50 subdivision on 279 E Main Street. Commission Member Wes Duncan SECONDED the motion.  
51 The motion passed with Commission Members Linda Sorensen, Linda Beard, Wes Duncan, and  
52 City Representative Kiley Chase voting in favor and Members Alan Johnson, Rand Crafts, Roger  
53 Zeeman, and Richard Jones being absent.

54

55 Proposal for Conditional Use Permit for Building Storage Units on Back of Lot Located at 279  
56 East Main Street, Delta

57 City Representative Kiley Chase stated that he did not think that putting in storage units at that  
58 location would be a good use of a prime commercial location. There was a discussion about the  
59 location and commercial property on Main Street. Mr. Chase stated that Resident Marci Allred  
60 had contacted him about her concerns and suggested that conditions be put on it. Member  
61 Linda Beard agreed that she thought storage units weren't an ideal use for Main Street, but she  
62 had talked to many people and none of them were against it. Member Wes Duncan noted that  
63 Mr. Bond had made improvements on the property and that it should be fine to put in the  
64 storage units provided that conditions were in place. Mr. Bond stated that many of the  
65 businesses and people on the west part of Main Street had signed that they had no problems  
66 with the installation of storage units at the property. Mr. Bond stated that he was planning on  
67 installing ten storage units across the back of the property. Member Wes Duncan MOVED to  
68 approve the storage unit construction at 279 E. Main Street. Member Linda Beard SECONDED  
69 the motion. The motion passed with Commission Members Linda Sorensen, Linda Beard, and  
70 Wes Duncan voting in favor and, Representative Kiley Chase opposed. Members Alan Johnson,  
71 Rand Crafts, Roger Zeeman, and Richard Jones being absent. Discussion was held as to what  
72 conditions were to be set for the permit. Chairwoman Linda Sorensen suggested that the  
73 storage units being indoor storage only be a condition. The other members and Representative  
74 approved. Discussion was held as to what the requirements for ground cover/surfacing should  
75 be. Attorney Todd Anderson referenced page 68 of Planning and Zoning Ordinances dealing  
76 with parking lot surfaces in highway commercial and asked for interpretation of what of the  
77 property qualifies as ingressing/egressing. Adequacy of drainage due to surfacing was  
78 discussed. Member Linda Beard stated that it appeared that the surfacing of the property

79 should be paved as it was commercial and concerned ingress and egress. Chairwoman Linda  
80 Sorensen countered that it would be a deviation from what was already present. Discussion  
81 ensued and it was decided that the hard surfacing ordinance was applicable to this situation but  
82 that there would be a deviation as Mr. Bond already had gravel there. It was decided that  
83 gravel would be acceptable with the ongoing condition that it have sufficient drainage and  
84 prevents mud carry-out. Representative Kiley Chase suggested that a privacy fence being  
85 constructed around the front of the property be a condition. A discussion was held about  
86 fencing. Types and placement of fencing were debated. There was debate as to whether to  
87 require a fence. Attorney Todd Anderson mentioned that the existence of the building of the  
88 property was the only reason that the city had not required curb and gutter on the street of the  
89 west side of the property. Mr. Anderson suggested that it might not be in the best interest of  
90 Delta City to require a fence on the property as in future years it may make it more difficult to  
91 require curb and gutter in the street. The Board members agreed with Mr. Anderson. Code  
92 Enforcement Officer Dent Kirkland suggested that keeping the storage units a neutral color be a  
93 condition. The Board Members agreed with Mr. Kirkland. Member Linda Beard MOVED that the  
94 following conditions be applied to Dale Bond's conditional use permit 1) Interior storage only,  
95 no outdoor storage; 2) Gravel must be maintained sufficiently for drainage and preventing mud  
96 carry-out; 3) Storage units must stay a neutral color. Member Wes Duncan SECONDED the  
97 motion. The motion passed with Commission Members Linda Sorensen, Linda Beard, and Wes  
98 Duncan voting in favor and, Representative Kiley Chase opposed. Members Alan Johnson, Rand  
99 Crafts, Roger Zeeman, and Richard Jones being absent.

100  
101 Preliminary and Final Plat Approval of Block 73 Lot 3 Plat A

102 Code Enforcement Officer Dent Kirkland assisted Steve Stoddard and explained that the plat  
103 that Mr. Stoddard was wanting to build a home on was a subdivision that had been illegally  
104 divided. Mr. Kirkland stated that the address would need to be changed to 50 W. on the final.  
105 Mr. Kirkland explained that Mr. Stoddard would need to extend the water and sewer mains. A  
106 discussion was held about the subdivision in question. Representative Kiley Chase MOVED to  
107 approve the preliminary and final plat of Block 73 Lot 3 Plat A in Delta City. Member Wes  
108 Duncan SECONDED the motion. The motion passed with Commission Members Linda Sorensen,  
109 Linda Beard, Wes Duncan, and Representative Kiley Chase voting in favor. Members Alan  
110 Johnson, Rand Crafts, Roger Zeeman, and Richard Jones being absent.

111  
112 Preliminary Plat Approval of Lot 3 Block 1 Manzanita Subdivision

113 Attorney Todd Anderson stated that there were some changes that would need to be made on  
114 the plat that Delta City has pointed out to which Mitch Myers had already agreed. Mr.  
115 Anderson stated that the right-of-way on the throughway from Manzanita to Locust would be  
116 fifty feet as due to property owned by neighboring lot owners, there aren't sixty feet that he  
117 can dedicate to a right-of-way. Mr. Anderson stated that the other big change to the plan was  
118 that for safety reasons and snow removal the intersection must line up. Mr. Myers agreed to  
119 adjust lot sizes to line up the intersection. Mr. Anderson said that the road that runs north and  
120 south would be staying a sixty foot right of way. Mr. Anderson said that the last change would

121 be that the easements would need to be the standard ten foot easement. A discussion about  
122 easements occurred. Mitch Myers stated that he had done research and that having a wider  
123 road increases danger by increasing speeds, encourages curbside parking, and increases  
124 likelihood of children getting hit by a car. A discussion followed regarding why the right-of-way  
125 is sixty feet. Mr. Anderson brought up two large parcels of land. Mr. Myers stated that the  
126 different sizes were to provide choices for purchasers. Mr. Anderson proposed that if the  
127 preliminary plat approval be approved that it is so with the changes of ten foot easements,  
128 squaring up the intersection, and changing the right-of-way of the road to fifty feet.  
129 Representative Kiley Chase MOVED to approve the preliminary plat of Lot 3 Block 1 Manzanita  
130 Subdivision with the conditions that there will be ten foot easements, the throughway from  
131 Manzanita to Locust will be set at 50 feet, and that the intersection in the middle of the  
132 property will be squared up. Member Wes Duncan SECONDED the motion. The motion passed  
133 with Commission Members Linda Sorensen, Linda Beard, Wes Duncan, and Representative Kiley  
134 Chase voting in favor. Members Alan Johnson, Rand Crafts, Roger Zeeman, and Richard Jones  
135 being absent.

136  
137 **OTHER BUSINESS**

139 With no other questions or concerns, City Representative Kiley Chase MOVED to adjourn the  
140 meeting. Commission Member Wes Duncan SECONDED the motion. . The motion passed with  
141 Commission Members Linda Sorensen, Linda Beard, Wes Duncan, and Representative Kiley  
142 Chase voting in favor. Members Alan Johnson, Rand Crafts, Roger Zeeman, and Richard Jones  
143 being absent.  
144 Chairwoman Linda Sorensen delcared the meeting adjourned at 8:32 p.m.

145  
146  
147 Minutes Approved

\_\_\_\_\_  
Lora Fitch, Assistant Recorder

148  
149  
150  
151