



## Planning & Zoning Commission

### REGULAR MEETING

Thursday, November 14, 2013  
Delta City Building Council Chambers  
76 North 200 West  
Delta, Utah

#### PRESENT

Chairwoman Linda Sorensen  
Member Linda Beard

Member Alan Johnson  
Member Wes Duncan

#### ABSENT

Member Tom Stephensen  
Member Rand Crafts  
Member Roger Zeeman

Member Richard Jones  
City Code Enforcement Officer Alan Riding

#### ALSO PRESENT

City Attorney Todd Anderson  
Mel Dutson  
Gregorio Torres, El Dorado Auto  
Dismantling, Inc.

Federico Morataya

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2 Chairwoman Linda Sorensen called the meeting to order at 7:00 p.m. She stated that notice of  
3 the time, place and the agenda of the meeting had been posted at the City Building, on the  
4 Utah Public Notice website, the Delta City website, and had been provided to the Millard  
5 County Chronicle-Progress and to each member of the City Council at least two days prior to  
6 the meeting.

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#### 8 **MINUTES**

9 The proposed minutes of Planning & Zoning Commission Meeting held October 10, 2013 were  
10 presented for consideration and approval. Following the discussion, Commission Member Linda  
11 Beard MOTIONED to adopt the minutes of the Planning and Zoning Commission dated October  
12 10, 2013. Commission Member Alan Johnson SECONDED the motion. The motion passed with  
13 Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting in favor, and  
14 Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being  
15 absent.

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17 **Business**

18 Conditional Use Permit RENEWAL for Mr. Gregorio Torres, Owner of El Dorado Auto  
19 Dismantling, Inc.

20 A copy of the Agenda was mailed to Mr. Gregorio Torres, applicant and Mr. Federico Morataya,  
21 business owner in advance of the meeting. City Code Enforcement Officer Alan Riding, not  
22 present, had relayed that he had no objections to the renewal of the conditional use permit for  
23 Mr. Gregorio Torres for an auto dismantling business. There was a brief discussion by the  
24 Commission on the auto dismantling business. Commission Member Alan Johnson made a  
25 MOTION to renew the conditional use permit for Mr. Gregorio Torres, owner of El Dorado Auto  
26 Dismantling, Inc. with the same conditions as the original conditional use permit, and the  
27 payment of the conditional use permit to Delta City. The motion was SECONDED by Wes  
28 Duncan. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes  
29 Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts  
30 and Richard Jones being absent.

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32 Zoning Changes for Property Fronting Locust Avenue between 1000 East and Manzanita Owned  
33 by Mel Dutson and Layne Dutson

34 Mr. Mel Dutson made a request to have his property that is currently zoned as "Mobile Homes"  
35 to be zoned as "R1ANM". The Commission was given a plot map with the requested change  
36 indicated, in advance to the meeting. The Commission briefly discussed the rezoning of this  
37 property and the purpose of this proposed zoning application. A public meeting regarding the  
38 rezoning of the property was held on November 14 at 6:30 p.m. as published, and there was no  
39 objections of the rezoning of the property to "R1ANM." Commission Member Wes Duncan  
40 made a MOTION to change the zoning on the property owned by Mel Dutson and Layne Dutson  
41 Fronting Locust Avenue between 1000 East and Manzanita from "Mobile Homes" to "R1ANM".  
42 Commission Member Linda Beard SECONDED the motion. The motion passed with Commission  
43 Members Linda Beard, Alan Johnson, and Wes Duncan voting in favor, and Commission  
44 Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard Jones being absent.

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46 Dutson Sub Division Preliminary Plat Approval

47 Mel Dutson requested to have the preliminary plat for the sub division approved. Mr. Dutson  
48 provided the Commission Members with the preliminary plat for their consideration.  
49 Commission member Linda Beard MOTIONED to approve the preliminary plat for the Dutson  
50 Sub Division, subject to ratification at the next meeting. The motion was SECONDED by Alan  
51 Johnson. The motion passed with Commission Members Linda Beard, Alan Johnson, and Wes

52 Duncan voting in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts  
53 and Richard Jones being absent.

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55 Dutson Sub Division Final Plat Approval  
56 Mel Dutson asked for consideration of approval on the final plat for the Dutson Sub Division  
57 after providing the Commission Members with copies of the final plat. After a brief discussion  
58 by the Commission, Wes Duncan made a MOTION to approve the final plat for the Dutson Sub  
59 Division, subject to ratification at the next meeting. Alan Johnson SECONDED the motion. The  
60 motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting  
61 in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard  
62 Jones being absent.

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65 **OTHER BUSINESS**  
66 There were no other matters of business to discuss.

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68 Commission Member Alan Johnson made a MOTION to adjourn the meeting. Commission  
69 Member Linda Beard SECONDED the motion. Chairwoman Sorensen asked if there were any  
70 questions or comments regarding the motion. There being none, she called for a vote. . The  
71 motion passed with Commission Members Linda Beard, Alan Johnson, and Wes Duncan voting  
72 in favor, and Commission Member Tom Stephenson, Roger Zeeman, Rand Crafts and Richard  
73 Jones being absent.

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75 Chairwoman Linda Sorensen declared the meeting adjourned at 7:25 p.m.

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79 **Minutes Approved:** \_\_\_\_\_ **Barbara Clark, Deputy Recorder**