



DELTA CITY PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

Thursday, March 10, 2016 at 7:00 p.m.

Delta City Municipal Building Council Chambers
76 North 200 West
Delta, Utah

7:00 p.m.

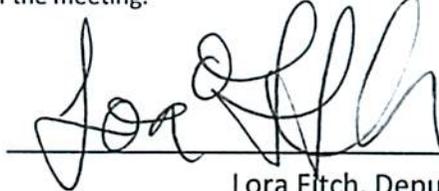
- Call to Order
- Minutes Approval: P&Z Minutes Regular Meeting 02-11-2016

BUSINESS

1. Kirt & Alecia Turner
Topic: Interpretation of Setbacks
Action: Discussion/Consideration for Approval
2. Rob Droubay
Topic: Notchpeak View LLC Concept Plans
Action: Discussion Only

Any such business as may come before the Commission.

NOTICE: Be advised that the Planning & Zoning Commission may also exercise their right under §52-4-207, Utah Code Annotated (1953), as amended, to convene and conduct electronic meetings in accordance with certain procedures and requirements outlined in the code. Agenda items are flexible and may be moved in order of sequence as presented to meet the needs of the Planning & Zoning Commission. Individuals and/or entities that have business before Planning & Zoning Commission should plan to be present at the beginning of the meeting.



Lora Fitch, Deputy Recorder

CERTIFICATE OF MAILING & DELIVERY

The above signed, duly appointed and acting Assistant Recorder for Delta City, Utah, hereby certifies that a copy of the foregoing Notice and Agenda was mailed, postage prepaid, to the Millard County Chronicle-Progress, LLC, PO BOX 249, Delta, UT 84624-0249, to Mid-Utah Radio, Inc., PO BOX 40, Manti, UT 84642-0040, published on the Delta City website, on the Utah Public Notice website, and was personally provided to each member of the Planning and Zoning Commission, this Tuesday March 8, 2016.

THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN ALL CITY MEETINGS. Furthermore, in accordance with the Americans with Disabilities Act, Delta City will make reasonable accommodations for those needing assistance to participate in our meetings. Requests for meeting attendance assistance can be made by contacting the city at 435.864.2759 at least 24 hours in advance of the meeting to be attended.



Planning & Zoning Commission

Regular Meeting

Thursday, February 11, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

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4 PRESENT

5 Acting Chair Member Linda Beard

6 Member Wes Duncan

9 City Representative John Niles

7 Member Rand Crafts

8 Member Roger Zeeman

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12 ABSENT

13 Member Alan Johnson

14 Member Richard Jones

15 Chairwoman Linda Sorensen

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18 ALSO PRESENT

19 Dent Kirkland, Code Enforcement Officer

20 Travis Stanworth, Asst. Code Enforcement

21 Officer

22 Lora Fitch, Deputy Recorder

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23 Mel Dutson, Property Owner

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25 Scott Johnson, Delta Citizen

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31 Acting Chair Member Beard called the meeting to order at 7:00 p.m. She stated that notice of
32 the time, place and the agenda of the meeting had been posted at the City Building, on the
33 Utah Public Notice website, the Delta City website, and had been provided to the Millard
34 County Chronicle-Progress and to each member of the Commission at least two days prior to
35 the meeting.

36

37 MINUTES

38 The proposed minutes of a Planning & Zoning Commission Meeting held January 14, 2016 were
39 presented for consideration and approval. Commission Member Duncan made a MOTION to
40 accept the Planning and Zoning Minutes of January 14, 2016 as presented. Commission

41 Member Zeeman SECONDED the motion. The motion passed with Commission Members Beard,
42 Crafts, Duncan, Zeeman, and City Representative Niles voting in favor and Members Johnson,
43 Jones, and Sorensen being absent.

44

45 **BUSINESS**

46 Preliminary Plat Approval of Dutson Subdivision Phase 2 Lots 3-8

47 Mel Dutson stated that Dutson Subdivision Phase 2 would only be lots 3-7 as lots 7 and 8 were
48 combined. Mr. Dutson explained the layout of the maps he had provided and that utilities were
49 available to the properties and fire hydrants were going to be put in. Commission Member
50 Crafts made a MOTION to approve the preliminary plat for Dutson Subdivision Phase 2.
51 Commission Member Duncan SECONDED the motion. The motion passed with Commission
52 Members Beard, Crafts, Duncan, Zeeman, and City Representative Niles voting in favor and
53 Members Johnson, Jones, and Sorensen being absent.

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55 Final Plat Approval of Dutson Subdivision Phase 2

56 Code Enforcement Officer Kirkland stated that the conditions he would recommend were that
57 there be a fifteen foot easement be in place rather than a ten foot easement due to a sewer
58 main running along the edge of the properties, that a condition of restoration be in place for if
59 the city has to dig up the easement that the City is not liable to restore the yard outside of
60 leveling the ground, and that no Certificate of Occupancy be issued until sidewalk is in place.
61 There was a discussion about the sewer line and storm drains. Commission Member Crafts
62 made a MOTION to recommend approval of the final plat of the Dutson Subdivision Phase 2
63 providing that there be a fifteen foot easement along the east and south line next to the water
64 tank next to lot 7, that a condition of restoration be in place that the City is not liable to restore
65 anything other than leveling the ground if the easement is dug up on all lots, and that no
66 Certificate of Occupancy be issued until the sidewalk is installed. City Representative Niles
67 SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan,
68 Zeeman, and City Representative Niles voting in favor and Members Johnson, Jones, and
69 Sorensen being absent.

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71 **OTHER BUSINESS**

72 Code Enforcement Officer Kirkland asked that the Planning and Zoning Commission look into
73 revising some of the Planning and Zoning Ordinances as there was a problem on the south side
74 of town with people not wanting to subdivide due to how expensive it would be to put in all of
75 the improvements and there were blocks with only a few small modular homes on an entire
76 block. Code Enforcement Officer Kirkland stated that after discussing the issue with Mayor

77 Bunker, they thought an acceptable alternative to the current ordinance would be to require
78 sidewalk, but not necessarily curb and gutter because the closest storm drain was two blocks
79 away. There was a discussion on how the situation has been handled in the past and other
80 possibilities. French drains and cost sharing were both offered as considerable options. The
81 problems with subdivisions only putting in sidewalk only on the lots that have houses and then
82 having missing sidewalk for years was discussed. Code Enforcement Officer Kirkland asked that
83 the Commission Members think about the situation and then slowly start working on reviewing
84 and revising the whole subdivision ordinance.

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86 With no other questions or concerns, Commission Member Duncan MOVED to adjourn the
87 meeting. Commission Member Zeeman SECONDED the motion. The motion passed with
88 Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Niles voting in
89 favor and Commission Members Johnson, Jones, and Sorensen being absent.

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91 Acting Chair Member Linda Beard declared the meeting adjourned at 7:32 p.m.

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Minutes Approved

Lora Fitch, Deputy Recorder

Notchpeak View LLC Concept Plans

March 10, 2016

Delta City Planning and Zoning Commission

Concept One: *½ acre lots in RR on 350 East near 990 North*

Ordinance 12-254 does not currently allow for ½ acre lots. The minimum lot size is 1 acre with 150' width. In 2003 when our present subdivision was approved, the ½ acre lots were approved but stipulated that animal rights were limited to 1 acre or larger lots. Minutes from those P&Z meetings are available.

Our request would be to allow 3 more ½ acre lots along 350 East to compliment the ½ acre lots east of them. There are already 2 half acre lots in the subdivision along 350 East just north of 880 North. Water and sewer connections would come off of 350 East.

See accompanying drawing marked, Concept 1.

Concept Two: *13 one acre lots developed in RRNM Zone*

This development would be all 1 acre lots or larger and would be fully developed lots. Access would be from 350 East via 990 North that would eventually continue on to 1000 East. Water and sewer lines would be extended with connections to each lot. Because of their size, animal rights would be approved when conforming to the ordinance.

See accompanying drawing marked, Concept 2

Concept Three: *Larger, more rural lots south of 990 North and west of 1000 East, also in RRNM zone*

This would be a new type of development in the city. Staying within current guidelines of RRNM, the lots would be larger and the development less dense. Lots sizes would be a minimum of 2 acres with a frontage minimum of 200 feet. 990 North would be oiled but we propose without curb, gutter, or sidewalk. The current ordinance allows for no sidewalks in such a situation but doesn't specify the waiving of curb and gutter. Culinary water connections would come from a new water line along 990 North. Sewer connections would be to septic tanks. This development would look similar to Bunker Estates, west of Delta. With the sandy soil, drainage won't be an issue and perk tests have already been done and it is compatible with septic tanks.

There are no current plans for the property north of 990 North west of 1000 East.

See accompanying drawing marked, Concept 3

