



**DELTA CITY PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA**

Thursday, January 14, 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 12-10-2015

**BUSINESS**

1. Bill & Shauna Nelson

Topic: Preliminary Plat Approval of Great Basin Subdivision Parcel One & Parcel Two  
Action: Discussion/Consideration for Approval

2. Bill & Shauna Nelson

Topic: Final Plat Approval of Great Basin Subdivision Parcel One & Parcel Two  
Action: Discussion/Consideration for Approval

**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 day, January 12, 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.

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## Planning & Zoning Commission

### Regular Meeting

Thursday, December 10, 2015

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

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#### PRESENT

5 Chairwoman Linda Sorensen

8 Member Rand Crafts

6 Member Linda Beard

9 Member Roger Zeeman

7 Member Wes Duncan

10 City Representative Kiley Chase

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#### ABSENT

14 Member Alan Johnson

15 Member Richard Jones

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#### ALSO PRESENT

18 Dent Kirkland, Code Enforcement Officer

21 Bill Nelson, Property Owner

19 Lora Fitch, Deputy Recorder

22 Travis Keel, City Council-Elect

20 Todd Anderson, Delta City Attorney

23 Lacey Keel, Delta Citizen

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27 Chairwoman Linda Sorensen called the meeting to order at 7:01 p.m. She stated that notice of  
28 the time, place and the agenda of the meeting had been posted at the City Building, on the  
29 Utah Public Notice website, the Delta City website, and had been provided to the Millard  
30 County Chronicle-Progress and to each member of the Commission at least two days prior to  
31 the meeting.

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#### MINUTES

34 The proposed minutes of a Planning & Zoning Commission Meeting held November 12 were  
35 presented for consideration and approval. Commission Member Wes Duncan made a MOTION  
36 to accept the Planning and Zoning Minutes of November 12, 2015 as presented. Commission  
37 Member Rand Crafts SECONDED the motion. The motion passed with Commission Members  
38 Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Roger Zeeman, and City Representative  
39 Kiley Chase voting in favor and Members Alan Johnson and Richard Jones being absent.

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41 **BUSINESS**

42 Preliminary Plat Approval of Great Basin Subdivision Building Lot and Shop Lot

43 Bill Nelson presented his maps and asked for a preliminary plat approval. There was a  
44 discussion regarding whether or not the map met the City's size requirements. Code  
45 Enforcement Officer Kirkland confirmed that it did meet the required dimensions. There was a  
46 discussion about the lots and the zoning of the area and what changes would need to be made.  
47 It was stated that the improvements would need to be done or that Bill Nelson would need to  
48 put up a Surety Bond before being able to build. Bonds and improvements were discussed. Bill  
49 Nelson asked questions about annexations and the board discussed it. Commission Member  
50 Rand Crafts made a MOTION to approve the preliminary plat for the Great Basin Subdivision  
51 Building Lot and Shop Lot on the with the requirements that the plat is amended to remove Lot  
52 8, which is north of the Bill and Shauna Nelson Lot, and that the Bill and Shauna Nelson lot is  
53 treated as R1 for the whole lot. City Representative Kiley Chase SECONDED the motion. The  
54 motion passed with Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Wes  
55 Duncan, Roger Zeeman, and City Representative Kiley Chase voting in favor and Members Alan  
56 Johnson and Richard Jones being absent.

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58 **OTHER BUSINESS**

59 The subject of the Airport Annexation Public Hearing was brought up. There was a discussion  
60 held about what the Public Hearing would be about and what the protocol for Public Hearings  
61 was. The board reviewed maps of the proposed annexation and discussed the reasons for it.  
62 The Planning and Zoning Commission decided on holding the public hearing on January 14,  
63 2016 at 6:30 p.m.

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65 With no other questions or concerns, Commission Member Wes Duncan MOVED to adjourn the  
66 meeting. Commission Member Roger Zeeman SECONDED the motion. The motion passed with  
67 Commission Members Linda Sorensen, Linda Beard, Rand Crafts, Wes Duncan, Roger Zeeman,  
68 and City Representative Kiley Chase voting in favor and Commission Members Alan Johnson  
69 and Richard Jones being absent.

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71 Chairwoman Linda Sorensen declared the meeting adjourned at 7:34 p.m.

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77 Minutes Approved

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Lora Fitch, Deputy Recorder



