



# DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, January 10, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

Commission Member Christensen  
Commission Member Curtis  
Commission Member Stewart  
Commission Member Dutson  
Chairman Chad Droubay  
Council Liaison Nick Killpack

### NOT PRESENT

Commission Member Phil Diaz  
Commission Member Don Smith  
Commission Member Dillon Pace

### ALSO PRESENT

Kelly Carter  
KC Bogue  
Lisa Myers  
Todd Anderson  
Dent Kirkland  
John Niles  
Travis Stanworth  
Michelle Lovejoy  
Steve Styler

### CALL TO ORDER

Planning and Zoning Commission Chairman Droubay called the meeting to order at 7:03 p.m. He stated that notice of the time, place, and 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 each member of the Commission at least two days before the meeting.

### MINUTES APPROVAL

1. Meeting Minutes Approval: Planning & Zoning Commission Public Hearing #1 2023-11-08

Commission Member Curtis MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing #1 held on 11/08/2023. The motion was SECONDED by Council Liaison Killpack. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Curtis, Seconded by Killpack.

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

2. Meeting Minutes Approval: Planning & Zoning Commission Public Hearing #2 2023-11-08

Commission Member Curtis MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing #2 held on 11/08/2023. The motion was SECONDED by Commission Member Stewart. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Curtis, Seconded by Stewart.

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

3. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2023-11-08

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 11/08/2023. The motion was SECONDED by Commission Member Curtis. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Curtis.

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

**OTHER BUSINESS**

Mayor Niles informed the Council that Lindsey Dutson will be on the board, but not as an alternate. Chris Christensen will serve as an alternate until someone leaves. Mayor Niles presented Kelly Carter with a plaque and thanked him for his years of service on the Planning and Zoning Commission.

**BUSINESS** – Any such business as may come before the Commission.

4. Lisa Myers: Final Approval, Myers Legacy Estates Subdivision Lots 3 & 4

Action: Discussion/Consideration for approval

Lisa Myers appeared before the Planning and Zoning Commission for a final plat approval on Myers subdivision phase one, lots 3 and 4.

Council Liaison Killpack MOVED to approve the final plat on Myers subdivision phase one, lots 3 and 4. The motion was SECONDED by Commission Member Christensen. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, seconded by Christensen

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

5. Steve Styler: Veracity Investments, LLC; Preliminary Plat Approval - Extension Request - 311 S. Center Street, Delta, Utah

Action: Discussion/Consideration for approval

Steve Styler appeared before the Planning and Zoning Commission for an extension request on 311 S. Center Street. Styler has made adjustments to the utilities to fit the townhome changes.

Commission Member Christensen MOVED to approve the preliminary plat extension request for 311 S Center Street. The motion was SECONDED by Commission Member Curtis. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Christensen, seconded by Curtis

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

6. Steve Styler: Veracity Investments, LLC; Final Plat Review and Approval - 311 S. Center Street, Delta, Utah

Action: Discussion/Consideration for approval

Steve Styler appeared before the Planning and Zoning Commission for a final plat review and approval for 311 South Center Street. Public Works Director Kirkland remarked that it would usually be after the infrastructure has been installed, so this would be conditioned upon an irrevocable letter of credit to bond.

Council Liaison Killpack MOVED to approve the final plat review and approval for 311 S. Center Street conditioned upon an irrevocable letter of credit to bond. The motion was SECONDED by Commission Member Christensen. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Christensen, seconded by Curtis

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

Steve Styler will come back to the February Planning and Zoning Commission meeting to apply for an amended plat because of the new townhome ordinance. Attorney Anderson asked the Commission if they would like to proceed with having a 50-foot street instead of a 60-foot street in this situation. The Commission agreed. Kelly Carter remarked that the road does not exist today, and he would need to make a new road. A narrow right of way is 45 feet or less but this will be wider at 50 feet. He would dedicate the road to the city for maintenance. Attorney Anderson will start working on drafting the language.

#### **ADJOURN**

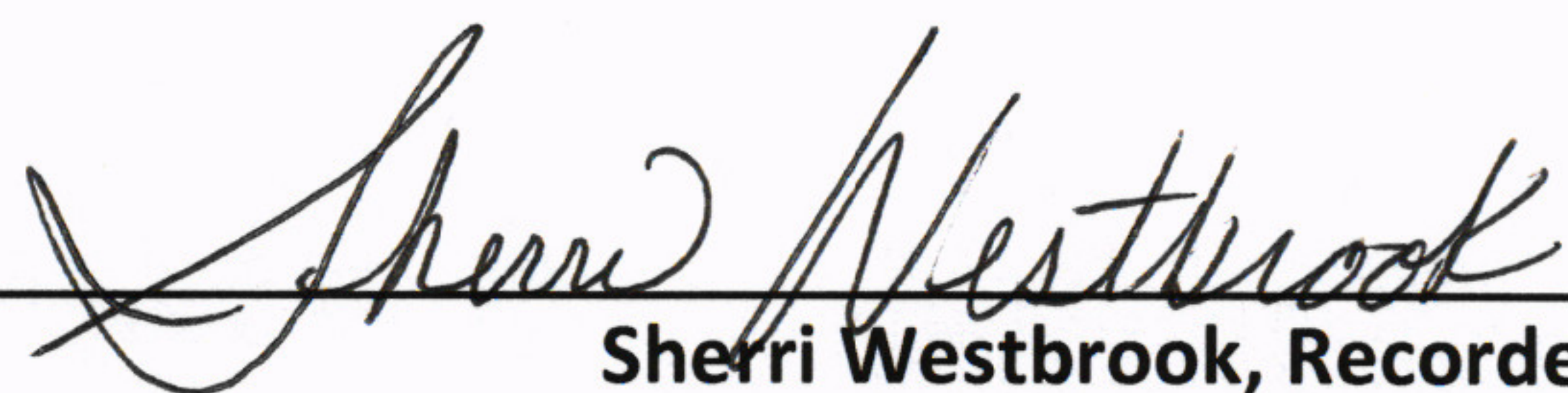
Council Liaison Killpack MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Curtis. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, seconded by Curtis

Voting Yea: Curtis, Chairman Droubay, Killpack, Stewart, Christensen, Dutson

The meeting was adjourned at 7:45 p.m.



  
Sherri Westbrook, Recorder