



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, November 08, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Vice Chairman Kelly Carter
Commission Member Derek Curtis
Commission Member Phil Diaz
Chairman Chad Droubay
Commission Member Don Smith
Council Liaison Nick Killpack
Commission Member Dillon Pace
Commission Member Tamara Stewart

ALSO PRESENT

Sherry Westbrook
Michelle Lovejoy
Russell Anderson
Travis Stanworth
Dent Kirkland
Todd Anderson
KC Bogue
Phil Morrison
Patrick Smith
Mark Bacon
Bill Nelson
Curtis Peterson
John Niles

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 Meeting 2023-10-11

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 10/11/2023. The motion was SECONDED by Vice Chairman Carter. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Liaison Killpack, Seconded by Vice Chairman Carter.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

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

2. Kelly Carter: Overson's Farm Center rezone from R4 to CB
Action: Discussion/Consideration for approval

Kelly Carter appeared before the Planning and Zoning Commission to seek a zone change for Overson's Farm Center from R4 to CB. Carter will be abstaining from the vote.

Council Liaison Killpack remarked that there might have been a mistake in that these businesses were zoned as R4 instead of as commercial business.

Commission Member Pace MOVED to positively recommend a zone change for Overson's Farm Center and Lake Philgas from R4 to CB. The motion was SECONDED by Commission Member Diaz. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Commission Member Pace, Seconded by Commission Member Diaz.

Voting Yea: Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

Voting Abstaining: Vice Chairman Carter

3. Patrick Smith: Delta Ranch Resort RV Park Plan Review
Action: Discussion/Consideration for approval

Patrick Smith appeared before the Planning and Zoning Commission to present the Delta Ranch Resort RV Park Plan review. The RV Park will be located south of the cheese plant, approximately 1185 North Highway 6. The house and barn will be left on the property.

Commission Member Stewart asked about water. Most of the water will come from the Ridgetop Well. A pressure station will need to be installed. Smith will take ownership of the pressure station.

There is only one entry and one exit because UDOT would not allow more than one.

The Planning and Zoning Commission discussed the fire code and the distance between trailer spaces. Public Works Director Kirkland remarked that it met the fire code.

Commission Member Diaz discussed the one-way streets. The Fire Chief does not want parking on the street. Smith remarked that since they are wider lots, plenty of parking spaces are available. They will be enforcing no parking on the streets.

Cabins can be up to 1000 square feet plus a porch.

Commission Member Diaz MOVED to approve the Delta Ranch Resort RV Park Plan with approved annexation, cabin spaces not exceeding 1000 square feet of living space, park models not exceeding 10 percent of the park spaces, and meeting the fire code. 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 Commission Member Diaz, Seconded by Council Liaison Killpack.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

4. Attorney Anderson: Ordinance 23-302: An ordinance amending titles 18 of the delta city code pertaining to, among other things, allowance of townhomes and regulations regarding the same.
Action: Discussion/Consideration for approval

The Planning and Zoning Commission discussed townhomes and Ordinance 23-302.

Commission Member Stewart opened a discussion about the landscaping requirements. Stewart would like the landscaping to be minimal but have 500 square feet of open space. Attorney Anderson confirmed that the Commission recommended landscaping to be required in the 500 square feet of open space. Chairman Droubay asked to not have irrigation required. Council Liaison Killpack recommended that 500 square feet of open space be required, but is not required to be landscaped. Some sort of landscape will be required in the front of the building.

Commission Members Pace and Carter recommended that garage and tandem parking be considered. Commission Member Smith recommended that there be two parking spaces plus a two-car garage. The Commission decided that no change would be made about parking.

Commission member Diaz would like townhomes to be treated the same as multi-family, but Commission Member Smith remarked that they were different because of ownership.

Commission Member Diaz MOVED to approve Ordinance 23-302 as amended. The motion was SECONDED by Commission Member Smith. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Commission Member Diaz, Seconded by Commission Member Smith.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

ADJOURN

Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Commission Member Pace. 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 Pace.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

The meeting was adjourned at 8:46 p.m.



Sherri Westbrook, Recorder