



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, February 14, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Commission Member Christensen
Commission Member Smith
Commission Member Curtis
Commission Member Stewart
Commission Member Diaz (arrived at 8:14)
Council Liaison Nick Killpack

NOT PRESENT

Commission Member Pace
Commission Member Curtis
Commission Member Dutson
Chairman Droubay

ALSO PRESENT

Sherri Westbrook
Michelle Lovejoy
Dent Kirkland
John Niles
Todd Anderson
Travis Stanworth
Steve Pratt
Shane Church
Matt Ward
Domingo Garcia
Alex Narteh
Steve Styler

CALL TO ORDER

Planning and Zoning Commission Member Stewart called the meeting to order at 7:06 p.m. She 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 2024-01-10

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 1/10/2024. The motion was SECONDED by Commission Member Smith. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Killpack, Seconded by Smith.
Voting Yea: Christensen, Smith, Curtis, Stewart, Killpack

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

2. Steve Styler, Veracity Investments, LLC: Amended Plat "A" - 311 S. Center St., Delta Utah
Action: Discussion/Consideration for approval

Steve Styler appeared before the Planning and Zoning Commission seeking preliminary plat approval for Veracity Investments' amended plat "A". Two lots were changed to townhomes and are odd-shaped due to the width needed. The infrastructure is almost installed, they are just waiting on power. Styler would like this passed as an amended plat. Public Works noted no concerns. City Attorney Anderson added that the preliminary didn't go through the City Council, so this would be the approval, not an amendment, and the previous plat will not be recorded.

Council Liaison Killpack MOVED to positively recommend the approval of Veracity Investments, LLC plat "A" to Delta City Council. The motion was SECONDED by Commission Member Smith. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Killpack, Seconded by Smith.
Voting Yea: Christensen, Smith, Curtis, Stewart, Killpack

3. Domingo Garcia: Garcia Block 46 Subdivision Preliminary Plat
Action: Discussion/Consideration for approval

Domingo Garcia appeared before the Planning and Zoning Commission seeking preliminary plat approval for the Garcia Block 46 subdivision. There is an existing house on the property but they would like to separate the lots for future projects. Infrastructure already exists on part of the lot. A preexisting narrow right-of-way is present between their property and Roper Lumber. Other roads in the area have been vacated. An easement agreement will need to be made to avoid landlocking property. An agreement between Roper Lumber and Garcia will need to be made to allow each other's customers to use the easement without trespassing.

Garcia asked if they could keep it as a road to move forward with the project. Attorney Anderson recommended talking to Roper Lumber about an agreement and seeking a vacation of the road. The Planning and Zoning Commission can positively recommend approval with the condition that they get an easement agreement. As soon as it is approved by Delta City Council, they can start working on the west side improvement. Attorney Anderson recommended not vacating the road until an easement agreement is in place.

Council Liaison Killpack MOVED to positively recommend the approval of Garcia Block 46 preliminary plat to the Delta City Council. The motion was SECONDED by Commission Member Smith. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Killpack, Seconded by Smith.
Voting Yea: Christensen, Smith, Curtis, Stewart, Killpack

4. Steven Pratt: Pratt Estates Plat C Preliminary Approval
Action: Discussion/Consideration for approval;

Steven Pratt appeared before the Planning and Zoning Commission seeking preliminary plat approval for Pratt Estates Plat C. The subdivision plat was approved over ten years ago, but Pratt is requesting reapproval for plat C. Public Works Director Kirkland had concerns that improvements on preexisting lots are not completed. The lots were subdivided before Pratt purchased them. Kirkland remarked that the whole width of the road will need to be completed at a minimum. The Planning and Zoning Commission would like the City Council to decide what improvements will need to be made and if it is the developer's responsibility.

There have been changes made to the plat. Lots 2 and 3 have been changed to three lots instead of two. They still meet the minimum lot size requirement. A section on the plat notes a sloped curb and gutter, but Kirkland recommends a high-back curb. The Planning and Zoning Commission recommended the City Council review changing the curb requirements.

Commission Member Christensen MOVED to positively recommend the approval of Pratt Estates Plat C preliminary plat to the Delta City Council. The motion was SECONDED by Commission Member Smith. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Christensen, Seconded by Smith.

Voting Yea: Christensen, Smith, Curtis, Stewart, Killpack, Diaz

5. Council Liaison Nicholas Killpack: Industrial Zone proposal
Action: Discussion only

Council Liaison Killpack opened a discussion about a light industrial zone proposal. There have been discussions with Shane Church and his buyer's group. They are in the process of annexation and bringing water to that area. A public access road must be put in and dedicated to the city with annexation. Commission Member Christensen asked what the differences would be between light industrial and industrial; Church replied that light industrial would be more professional clean businesses. Church remarked that Cedar City has a similar zone. Church was also interested in a sloped curb.

City Attorney Anderson asked Church what requirements they would like to be different in the light industrial zone; Church replied curb, gutter, and sidewalk. Commission Member Christensen asked if having a sloped curb would make a difference; Church replied that would be fine as long as people would only have to install it in front of their business.

Church talked about the expense of the project, and that they may choose to stay in Millard County. Church remarked that the City Council seemed interested in making this project work. Council Liaison Killpack replied that he was unsure if the City Council would favor a subdivision that didn't have paved roads. Commission Member Smith recommended not making an exception just for them. Church would like 2500 East paid for by the City, but Council Liaison Killpack said that the maintenance of the road and the amount of traffic won't be worth it. Church would like an ordinance written that he can agree to.

ADJOURN

Commission Member Christensen MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Stewart. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Christensen, Seconded by Stewart.

Voting Yea: Christensen, Smith, Curtis, Stewart, Killpack, Diaz

The meeting was adjourned at 9:07 p.m.



Sherr Westbrook, Recorder