



# DELTA CITY PLANNING & ZONING MEETING

Wednesday, February 08, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

## MINUTES

### PRESENT

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

### ALSO PRESENT

Matt Ward  
Dent Kirkland  
John Niles  
Sherri Westbrook  
Todd Anderson  
Michelle Lovejoy

### CALL TO ORDER

Planning and Zoning Commission Chairman Chad Droubay called the meeting to order at 7:02 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 24 hours before the meeting.

### MINUTES APPROVAL

#### 1. Minutes Approval: P & Z PH Minutes 2022-11-09

Vice Chairman Carter MOVED to approve the minutes of the Planning and Zoning Public Hearing held on 11/09/2022. 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 Vice Chairman Carter, Seconded by Stewart.

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

#### 2. Minutes Approval: P & Z Minutes 2022-11-09

Vice Chairman Carter MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 11/09/2022. 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 Vice Chairman Carter, Seconded by Smith.

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

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

3. Nick Killpack; Road Plan Map  
Action: Discussion only

City Council Liaison Nick Killpack presented a road plan map to the Planning and Zoning Commission. He explained that the yellow lines on the map are the roads that the City Council is in the process of vacating. The red lines on the map are the proposed roads for the future.

City Attorney Anderson would like to have a road plan map. Commission Member Smith reminded the Commission that BYU recommended not having master-planned communities.

Council Liaison Killpack recommended that the Planning and Zoning Commission members email him with further ideas. The Commission will have another discussion at the next meeting and then present it to the public at a public hearing.

4. Other Business  
Action: Discussion only

The Planning and Zoning Commission discussed the proposed development on 460 North and Highway 6. Commission Member Stewart had a problem with the bridge being built without talking to the homeowners. Commission Member Diaz recommended being more diligent with the code. Commission Member Smith recommended not drafting code for one developer.

City Attorney Anderson made the recommendation to rezone the parcel to R4, which would get rid of the apartment complexes, but few other changes.

Commission Member Carter disliked the decision being made without all Commission Members being present.

Chairman Droubay recommended contacting the developers right away to discuss the changes.

City Attorney Anderson would like to write a code for townhomes to be able to sell individual townhomes.

**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 Vice Chairman Carter.

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

The meeting was adjourned at 9:20 p.m.

  
Sherri Westbrook, Recorder