



DELTA CITY EXECUTIVE PLANNING AND ZONING COMMISSION & CITY COUNCIL

Wednesday, January 12, 2022 at 7:15 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones, Commission Chairman
Betty Jo Western, Council Member
Kelly Carter, Commission Member
Chad Droubay, Commission Member
Phil Diaz, Commission Member (via Zoom)
Nick Killpack, Council Member
John Niles, Mayor
Brett Bunker, Council Member
Robert Banks, Council Member

ALSO PRESENT

Todd Anderson
Sherri Westbrook
Dent Kirkland
Travis Stanworth
Michelle Lovejoy

CALL TO ORDER

Planning and Zoning Commission Chairman Jones called the meeting to order at 7:10 p.m. He stated that notice of the time, place and the 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 to each member of the Commission at least two days prior to the meeting.

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

1. Improvements required for development
Action: Discussion/Consideration for approval

Public Works Director Kirkland addressed the City Council and Planning and Zoning Commission to discuss the future of unimproved mid-block streets, those that are not asphalt and not developed. Commission Member Droubay doesn't think the City should have mid-block streets where there are not streets, and they could possibly be a safety hazard. Mid-block streets were built as rear block access and not intended as frontage.

Chairman Jones had concerns based on the zoning map, where the zoning on mid-block streets is R2 and R4, and if the land is not for use then what will be done as an alternative. Chairman Jones worries it will prevent future growth.

City Attorney Anderson stated that you can stipulate what improvements would be for different kinds of buildings built on those areas.

Council Member Bunker suggested that if there is any building on those mid block streets, then the entire road needs to be paved.

Commission Member Droubay asked if it could be chip sealed. The state recognizes chip sealing as asphalt and that is about a third of the cost. This would only pertain to 33 foot roads and there would have to be a good road base to start.

Commission Member Carter would like to see no building on these lots. Once a subdivision happens, it would trigger the subdivision clause and they would have to develop the alley way. Primary access has to come from the frontage.

Sidewalks would be on their property line and then the road would be 33 feet.

Suggestions made were that the level 1 would be a single family home facing a 100 street, which could be undeveloped. Level 2 would be a dirt road developed to maintain rear access that can be subdivided and you can develop but then you would need to build the street.

There was a suggestion of vacating existing undeveloped lots that have frontage on those streets. A Public Hearing to vacate streets will need to be held, and a Public Notice sent out.

Discussion on parking for multi-family units was suggested as 3-4 parking spaces per unit. City Attorney Anderson will write some code which will be finalized in the next step. Council Member Western suggested the use of a google doc and then have a Public Hearing.

ADJOURN

Commission Member Carter MOVED to adjourn the meeting. This motion was SECONDED by Commission Member Western. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Western.

Voting Yea: Jones, Carter, Curtis, Diaz, Droubay, Western

Commission Members Kimball and Davies were absent

The meeting was adjourned at 9:42 p.m.

Sherri Westbrook, Recorder