



**DELTA CITY EXECUTIVE PLANNING & ZONING
COMMISSION AND CITY COUNCIL MEETING**
Wednesday, January 11, 2023 at 7:00 PM
RJ Law Building*

MINUTES

PRESENT

Mayor John Niles
Council Member Brett Bunker
Council Member Betty Jo Western
Council Member Nick Killpack
Council Member Robert Banks
Council Member Kiley Chase
Commission Member Phil Diaz (via Zoom)
Commission Member Tamara Stewart
Commission Member Derek Curtis
Commission Member Kelly Carter
Commission Chairman Chad Droubay

ALSO PRESENT

Todd Anderson
Dent Kirkland
Travis Stanworth
Michelle Lovejoy
Sherri Westbrook
Michael Zurn
Nate Reeve
Chris Cave
Pat Burns
John Douvall

CALL TO ORDER

Mayor Niles called the meeting to order at 7:04 p.m. He stated that notice of the time, place and the agenda of the meeting had been posted at the Delta City Complex, on the Delta City website, on the Utah Public Notice website, had been provided to the Millard County Chronicle-Progress, LLC and to each member of the City Council at least 24 hours prior to the meeting. Mayor Niles conducted roll call. Council Members Banks, Western, Killpack, Chase, and Bunker were present.

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

1. Nate Reeve, Chris Cave; Proposed Development 460 N Hwy 6
Action: Discussion only

The Delta City Council and the Planning and Zoning Commission held an executive meeting to discuss the proposed development located at 460 N Hwy 6.

The development will include a 55-plus housing area plus an area with pickleball courts and walkways. The entire development, in addition to the 55-plus community, will have 52 Townhomes, 144

Apartments and 124 Single Family Homes. The smallest proposed lot is 7500 square feet. An acre of land will have 6.5 units, and there will be 3 parking spots per unit. There has been snow storage added throughout. An access road would be located on 460 North, with another possible connection located on 750 North. The developers are interested in working with the landowner to buy some land on 750 North. Mayor Niles informed them that he met with the landowner who will be meeting with other family members but he has not heard back yet.

Commission Chairman Droubay inquired about the shared driveway of the 55 and older community.

City Attorney Anderson asked about dedicating the proposed park to Delta City, or if it could be owned and maintained by the HOA. City Attorney Anderson would like to write a planned unit development.

Council Member Bunker asked what would be included in phase one. The bottom curved area and the 55-plus community would be included in phase one. Council Member Bunker remarked that after phase one another access road will be needed.

Commission Member Stewart inquired about the total number of units. There will be 124 single-family homes, 52 townhomes, and 144 apartments.

Council Member Killpack had concerns about planned parking not meeting city standards. The developers suggested installing parking lots. Council Member Killpack also had concerns about the cul-de-sac, the dead-end road, and the apartment complex.

Commission Member Diaz would like to see a development in town, but would like the parking code to stay in place. Commission Member Diaz also recommended developing 450 North in phase one.

Chairman Droubay would like to see lower density in the apartment buildings and would rather get rid of a building rather than make the buildings with fewer units.

Attorney Anderson asked for a preliminary vote on some of the ideas presented. The majority of the Council and Planning and Zoning Commission voted yes on the apartment buildings, a minimum of 3 parking spots for apartment buildings, having a mixed-use of commercial and residential, covering of the ditch, and the development of 450 North in phase one, having a private road in the 55 plus community, and a cul-de-sac.

ADJOURN

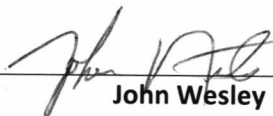
Council Member Bunker MOVED to adjourn the meeting. The motion was SECONDED by Council Member Banks. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

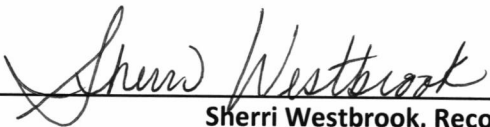
Motion made by Council Member Bunker, Seconded by Council Member Banks.

Voting Yea: Council Member Bunker, Council Member Western, Council Member Banks, Council Member Killpack, Council Member Chase

The meeting was adjourned at 9:04 p.m.




John Wesley Niles, Mayor


Sherri Westbrook, Recorder