



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, March 13, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Commission Member Christensen
Commission Member Smith
Commission Member Stewart
Commission Member Diaz

NOT PRESENT

Council Liaison Nick Killpack
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
Shane Church
Alex Narteh
KC Bogue
Russ Anderson
Chet Simper
John Niles

CALL TO ORDER

Planning and Zoning Commission Member Diaz called the meeting to order at 7:04 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 2024-02-14

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 2/14/2024. The motion was SECONDED by Commission Member Stewart. Commission Member Diaz asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Christensen, Seconded by Stewart.

Voting Yea: Christensen, Smith, Stewart, Diaz

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

2. Alex Narteh: Preliminary Plat approval -Tenny's Corner project - 200 South 500 West

Action: Discussion/Consideration for approval

Alex Narteh appeared before the Planning and Zoning Commission seeking preliminary plat approval for Tenny's Corner located at 200 South 500 West. There are five lots located in an R4 zone. Three of the lots will have 4-plexes and the lots fronting the narrow right-of-way will be single-family homes. Public Works Director Kirkland opened a discussion about mid-block street improvements. Curb and gutter will be necessary, but Kirkland asked the commission to discuss what type of street surface would be required and if Narteh would be responsible for finishing the entire road of the block to avoid half-finished roads in the future. Commission Member Diaz would like to see the road completed. Commission Member Stewart doesn't think one owner should be responsible. Commission Member Christensen asked what the requirements would be for the road, and Public Works Director Kirkland replied 8-inch road base with 3-inch asphalt. Narteh would like to double chip-seal the road to the end of his property line. The county prefers to have a 2–3-year mag before double-chipping the road. It would be possible to phase this project to allow for the mag.

City Attorney Anderson will work on a pioneering agreement that allows repayment to the developer if people develop on previous improvements. Attorney Anderson added that the agreement could be back-dated but would need to have an expiration date.

After more discussion, the Commission recommended that if you build on a narrow right-of-way it would need to be double chip sealed the entire block length.

Commission Member Christensen MOVED to positively recommend the approval of Tenny's Corner preliminary plat with a double chip sealed road for the entire block. The motion was SECONDED by Commission Member Smith. Commission Member Diaz asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Christensen, Seconded by Smith.

Voting Yea: Christensen, Smith, Stewart, Diaz

3. Delta Valley Trucking; Russ Anderson: Preliminary Plat approval - Coyote Gulch RV Park - Approx. 700 W Main St.

Action: Discussion/Consideration for approval

Russ Anderson appeared before the Commission to seek preliminary plat approval for Coyote Gulch RV Park. Delta Valley Trucking owns the previous Roper Lumber property and the lot next to it. They would like to build an RV park. UDOT assigned an entrance to the RV Park on 700 West, and there is a turn lane on Highway 6/50. Commission Member Christensen asked Public Works Director Kirkland if there were any issues. Public Works Director Kirkland remarked that a curb, gutter, and sidewalk are required in the Code along the frontage which is located along Highway 6. Installation of a curb, gutter, and sidewalk could result in worsening drainage problems at Antelope RV Park where it would drain. Chet Simper and Russ Anderson were planning for onsite drainage. They would be too far from a sewer so septic tanks would be needed. Anderson conversed with Antelope RV Park about helping to install the curb and gutter, but they were against it because they thought it would make their drainage problem worse. City Attorney Anderson suggested a legal nonconforming use but there could be other options. Commission Member Christensen questioned if the curb, gutter, and sidewalk could be closer to the building. It could be conditioned upon lot line adjustment.

Commission Member Stewart MOVED to positively recommend the approval of Coyote Gulch RV Park's preliminary plat conditioned upon a lot line adjustment and applicable improvements required

by the City, including extension of road asphalt, curb and gutter, sidewalk, and management of street water drainage as required by UDOT. The motion was SECONDED by Commission Member Christensen. Commission Member Diaz asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Stewart, Seconded by Christensen.

Voting Yea: Christensen, Smith, Stewart, Diaz

OTHER BUSINESS

Mr. Hansen, a consultant for subdivision law introduced himself to the Planning and Zoning Commission via Zoom. There have been changes in state law about subdivisions. He will be working with Delta City to have an expedited approval checklist. There needs to be a clear list of subdivision and land use ordinances. With the new rules, the City Council will not be the final authority on approval.

Shane Church asked the Planning and Zoning Commission to think about the industrial zone in Delta and how it would promote growth. He remarked that Cedar City has a few different industrial zones.

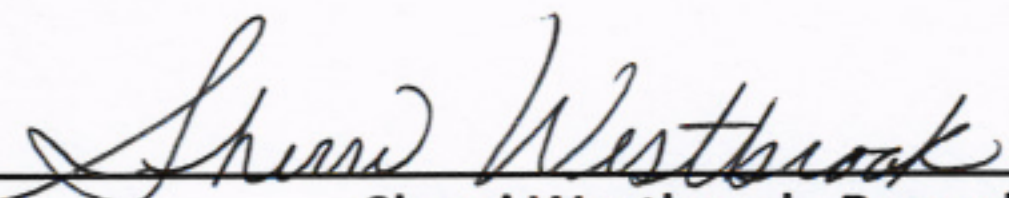
ADJOURN

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

Motion made by Christensen, Seconded by Stewart.

Voting Yea: Christensen, Smith, Stewart, Diaz

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



Sherri Westbrook, Recorder