



DELTA CITY PLANNING & ZONING PUBLIC HEARING
Wednesday, April 12, 2023 at 6:15 PM
Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

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

NOT PRESENT

Commission Member Dillon Pace

ALSO PRESENT

Jerry Murray
Corinne Murray
Gerty Ervin
Janeal Young
Charles Ervin
Chance Oppenheimer
Royce Topham
Travis Stanworth
Lynne Harris
Gary Harris
Jody Webb
Darlene Webb
Richard Dziuk
Rebecca Dziuk

Shauna Nelson
Bill Nelson
Sandra Black
Colton Griffiths
Pat Burns
Mike Zurn
Marcos Lazaro
David Remkes
David Barrus
Todd Anderson
Sherri Westbrook
Michelle Lovejoy
John Niles
Kiley Chase

CALL TO ORDER

Planning and Zoning Commission Chairman Chad Droubay called the public hearing to order at 6:19 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.

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

1. Michael Zurn; Application to Rezone from Mobile Home to R4 Zone

Michael Zurn and Pat Burns appeared before the Planning and Zoning Commission for a Public Hearing to rezone from Mobile Home to R4.

Shauna Nelson explained that she is worried about only two points of access with the amount of population that will be within this development. She would like to know if 450 North would be a potential road in the future, which would cross through her farm. Nelson does not object the zone change, but she is against the future of 450 North.

Colton Griffiths wanted clarification on what size the lots would be. Michael Zurn chose not to answer that question until he knows if the zone has been changed. Council Liaison Killpack informed the audience that the lots will need to meet lot size requirements, and setbacks. Griffiths also asked about the future of the canals. Attorney Anderson replied that it proved to be too expensive to get the USDA grant, but the ideal scenario would be to cover it.

Gary Harris expressed concerns about density and roads, and would prefer to see the rezone to R2. Attorney Anderson informed the audience that the land owner requests the zone change, and it would either be rezoned as R4 or stay as mobile home.

Chairman Droubay reminded the audience that the vote is to be on the zone change only, and the future roads have nothing to do with the zone change.

ADJOURN

The meeting was adjourned at 7:13 p.m.



Sherri Westbrook, Recorder