



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, July 09, 2025 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

CALL TO ORDER

Commission Member Stewart MOVED to approve the amended subdivision plat in the Manzanita Subdivision. The motion was SECONDED by Council Member Christensen. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Lisa Myers presented the commission with a request for an amendment to the Manzanita Subdivision Plat to create straighter, more aligned boundaries. Carter - just her property with a culvert. Ashby - nice and straight is easy.

Motion made by Stewart, Seconded by Christensen.

Voting Yea: Chairman Droubay, Smith, Stewart, Christensen, Carter

MINUTES APPROVAL

1. Meeting Minutes approval: Planning & Zoning Commission Meeting 2025-05-14

Council Liaison Carter MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 5/14/2025. The motion was SECONDED by Commission Member Christensen. Chairman Droubay 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 Christensen.

Voting Yea: Chairman Droubay, Smith, Stewart, Christensen, Carter

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

2. Lisa Myers; Amended Subdivision Plat, Manzanita Subdivision
Action: Discussion/Consideration for approval

Commission Member Stewart MOVED to approve the amended subdivision plat in the Manzanita Subdivision. The motion was SECONDED by Council Member Christensen. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Lisa Myers presented the commission with a request for an amendment to the Manzanita Subdivision Plat to create straighter, more aligned boundaries. Carter - just her property with a culvert. Ashby - nice and straight is easy.

Motion made by Stewart, Seconded by Christensen.

Voting Yea: Chairman Droubay, Smith, Stewart, Christensen, Carter

3. Chairman Chad Droubay; Derek Curtis term renewal through February 2029
Action: Discussion/Consideration for approval

Council Liaison Carter MOVED to approve a term renewal for Commission Member Derek Curtis through February 2029. The motion was SECONDED by Commission Member Stewart. Commission Chairman Droubay asked if there were any further questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Stewart.

Voting Yea: Chairman Droubay, Smith, Stewart, Christensen, Carter

4. Council Liaison Kelly Carter: Light Industrial Zone

Action: Discussion only

Previously: Commission Member Christensen MOVED to create a Light Industrial Zone. The motion was SECONDED by Commission Member Stewart. Commission Chairman Droubay stated that before voting, language would need to be created. Attorney Anderson stated that it could be moved forward and then language would follow; would create a Light Industrial Zone subject to further restrictions.

Carter - handful of entities in our city that doesn't fit in our current industrial zones. Current conflict with heavy industrial and need for a light industrial zone. Zone was created, but standards and plan of where to put it need to be decided on. Anderson - issue of needing a fence (Nephi's has fence required for butting up to a residential zone). Anderson will send info to commission with examples of some cities who have a light industrial zone and the standards/requirements set. Commission will look over these examples and will glean some ideas from that.

Darlene Webb - questions on getting caught up with plan on light industrial zone. Ashby - sidewalks? Carter - in light industrial and industrial opinion is no, but definitely curb and gutter. Anderson - any business with customers/public coming in and out need to have a sidewalk.

Stewart - asked Carter - if a recommendation is sent to City Council and Council goes against it, will it be brought back to P&Z Commission.

ADJOURN

Council Liaison Carter MOVED to adjourn the meeting. Commission Member Smith SECONDED the motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

The meeting was adjourned at 7:24 pm.

Motion made by Carter, Seconded by Smith.

Voting Yea: Chairman Droubay, Smith, Stewart, Christensen, Carter

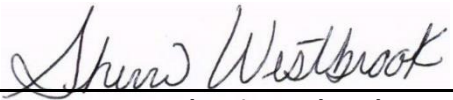
NOTICE: Be aware the Planning and Zoning Commission may conduct an Electronic Meeting so that a member of the Public Body may participate, pursuant to UCA §52-4-207, (1953), as amended. Agenda items are considered flexible and may be conducted sequentially different than illustrated herein to meet the needs of the Planning and Zoning Commission. Individuals and entities that have business before the Planning and Zoning Commission should be present at meeting commencement.

THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN ALL CITY MEETINGS. In accordance with the Americans with Disabilities Act (ADA), we will make reasonable accommodations for those needing assistance to participate in our meetings. Requests for assistance can be made by contacting the City at 435.864.2759 at least twenty-four hours in advance of the meeting.

CERTIFICATE OF MAILING & DELIVERY

The below signed, duly appointed and acting City Recorder for Delta City, Utah hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Millard County Chronicle-Progress, LLC, chronpro@millardccp.com, published on the Delta City and Utah Public Notices websites and was personally provided to each member of the Planning & Zoning Commission, this **Tuesday, July 8, 2025**.





Sherri Westbrook, Recorder