



# DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, August 14, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

Commission Member Derek Curtis  
Chairman Chad Droubay  
Commission Member Don Smith

Council Liaison Nick Killpack  
Commission Member Dillon Pace  
Commission Member Tamara Stewart  
Commission Member Chris Christensen

### NOT PRESENT

Commission Member Lindsey Dutson

### ALSO PRESENT

Jake Nielson  
Alyssa Nielson  
Jose A. Marquez  
Todd Anderson

Michelle Lovejoy  
Sherri Westbrook  
Dent Kirkland  
Paiton Christensen

### CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 7:00 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 Public Hearing 2024-06-12

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing held on 6/12/2024. The motion was SECONDED by Commission Member Pace. Chairman Droubay 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 Pace.

Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

2. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2024-06-12

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 6/12/2024. The motion was SECONDED by Commission Member Pace. Chairman Droubay 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 Pace.

Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

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

3. Jose A. Marquez: Marquez Minor Subdivision renewal  
Action: Discussion/Consideration for approval

Jose Marquez appeared before the Commission to renew the plat update on the Marquez Minor Subdivision. Public Works Director Kirkland noted that a renewal is required since it has been almost a year. Marquez can move forward with lot two, but lots three and four must wait until the road has been vacated. The boundary description will need to be updated, and it was recommended that the County Recorder review the plat before the surveyor prints it. The Commission suggests taking the road vacation in phases, and Council Member Killpack recommended moving Marquez's road vacation to the top of the list and having a public hearing.

Commission Member Christensen MOVED to approve the renewal of the Marquez Minor Subdivision. Commission Member Stewart SECONDED the motion. Chairman Droubay 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: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

4. Jake Nielson: Present a Conceptual Plan for subdivision at 260 S 100 W and 244 S 100 W, Delta  
Action: Discussion/Consideration for approval

Jake Nielson appeared before the Commission to present a conceptual plan for a subdivision. On the narrow right-of-way, Nielson would like to build a four-plex on one lot and a single-family house on the other. There is not enough square footage to meet the requirement, so he would like to take some footage from the other lot to make frontage as well. If he took 200 square feet from the single-family lot, there would be enough square footage to meet the requirements. The frontage requirement is 70 feet, which is currently 69 feet, so Nielson hoped to be grandfathered in. An existing garage that is located on the lot line would be removed. The Commission recommended that the lots stay usable.

There is no road there, and it would be Nielson's responsibility to chip-seal it. Public Works Director Kirkland stated that the city would put millings down on a few of the roads, and this was one of the roads chosen. Kirkland does not want to put millings down in the next few weeks if Nielson will need to dig it up to get utilities there. Kirkland could grant a permit to extend the main line, but if the subdivision does not get approved, that would be a risk for Nielson.

#### ADJOURN

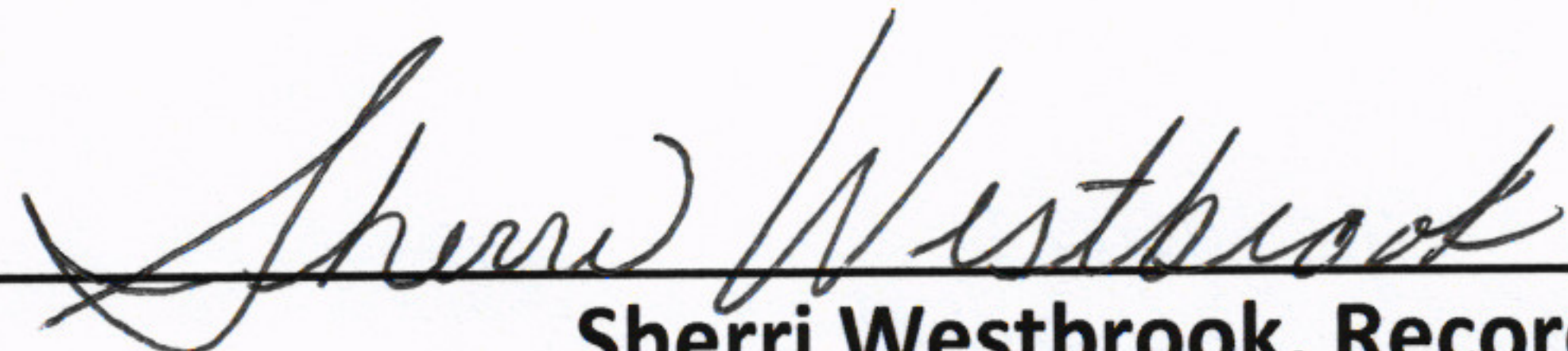
Commission Member Christensen MOVED to adjourn the meeting. Council Liaison Killpack SECONDED the motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Christensen, Seconded by Killpack.

Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

The meeting was adjourned at 7:42 p.m.



  
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Sherri Westbrook, Recorder