



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, April 12, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

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

NOT PRESENT

Commission Member Dillon Pace

ALSO PRESENT

Travis Stanworth
Royce Topham
Jose Marquez
David Barrus
Kiley Chase
Todd Anderson
Michelle Lovejoy
John Niles
Sherri Westbrook

CALL TO ORDER

Planning and Zoning Commission Chairman Chad Droubay called the meeting to order at 7:25 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. Minutes Approval: P & Z Minutes 2023-02-08

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Public Hearing held on 2/08/2023. The motion was SECONDED by Commission member Diaz. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Diaz.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Stewart

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

2. Michael Zurn: Zone change request Mobile Home Zone to R4

Action: Discussion/Consideration to approve

Pat Burns appeared before the Planning and Zoning Commission seeking a zone change from mobile home to R4. Commission Member Diaz asked if they would consider changing the zoning request to R1 or R2, and they would rather change to R4. They would rather have it zoned R4 for higher density and project diversity. Michael Zurn mentioned an area that would be a 55 and older community.

Commission Chairman Droubay brought up that the public input was mixed, but that no one wanted a road built on 450 North.

Commission Member Curtis MOVED to accept the zone change request from mobile home zone to R4.

Commission Member Smith recommended more discussion before a vote be made. Commission Member Smith questioned whether there was a need for this project.

Commission Member Stewart mentioned that there was nowhere decent to live right now.

Commission Member Carter reminded the Commission that this land is currently zoned mobile home, which could be higher density than in R4, and that he would rather see fourplexes be built than a mobile home park.

City Attorney Anderson added that if the Commission approves this, the application would be conditioned upon amending the application to be the property owner.

Commission Member Curtis MOVED to positively recommend the zone change request from mobile home zone to R4 with a change of the title to the property owner's name. The motion was SECONDED by Commission Member Stewart. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Curtis, Seconded by Stewart.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Killpack, and Stewart

Voting Abstaining: Smith

3. David Remkes; Preliminary Plat approval 216 E 300 S

Action: Discussion/Consideration for approval

David Remkes appeared before the Planning and Zoning Commission seeking preliminary plat approval for 216 E 300 S. Remkes added that they would likely be single-family homes, and they would probably sell the lots. Public Works Director Kirkland and City Attorney Anderson previously talked about the narrow street, and the approval of this preliminary plat will need to be based upon the vacating of the narrow street. This is located in the redevelopment zone, and the only improvement is the sidewalk unless multifamily homes are built. David Remkes would be responsible for installing or bonding the sidewalk. Travis Stanworth reminded the Commission there is a limit of three lots in the redevelopment zone, and a fourth would need more improvements. Based on that information, Remkes would still like the Commission to vote on the preliminary plat. He would have a year to bond it or build it.

Council Liaison Killpack MOVED to approve the preliminary plat located on 216 E 300 S conditional upon the vacation of the narrow street. The motion was SECONDED by Commission Member Diaz. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Diaz.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Stewart

4. Jose A. Marquez; Concept Plan

Action: Discussion/Consideration for approval

Jose Marquez appeared before the Planning and Zoning Commission seeking approval of his concept plan. 16 feet will be added after the road vacation. A private road will be owned and maintained by lots 2 and 3, but Marquez would be okay with changing to one lot. Council Liaison Killpack remarked that this concept is not much different than Styler's plan, but Anderson stated that Styler had access to the road. Council Liaison Killpack remarked that there is a lot that is landlocked on the Marquez plat and there are not enough frontages available, and frontage needs to be on a public street.

City Attorney Anderson remarked that Marquez is asking for a flag lot, which is not allowed in Delta City code. The Planning and Zoning Commission would need to change the code before this could pass.

Commission Member Smith remarked that you change code for all not for one, and the code says you cannot have a flag lot.

Marquez is thinking about a lot line adjustment. But new plans will need to be made by an engineer. Attorney Anderson recommended an amended final plat.

ADJOURN

Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Commission Member Smith. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Smith.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Stewart

The meeting was adjourned at 9:10 p.m.


Sherri Westbrook, Recorder