



# DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, October 12, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

Chad Droubay, Chairman  
Dillon Pace, Commission Member  
Tamara Stewart, Commission Member

Nick Killpack, Council Liaison (7:08)  
Phil Diaz, Commission Member (7:31)

### NOT PRESENT

Derek Curtis, Commission Member  
Don Smith, Commission Member  
Kelly Carter, Commission Member

### ALSO PRESENT

Dan Bringard  
Sue Bringard  
LaRene Rawlinson  
Duane Rawlinson  
Florence Malahifo'ou  
Ann-Marie Malahifo'ou  
Vicki Nielson  
Scott Jeffery  
Dale Bond  
Wade Hollingshead  
Diane Greener  
Gary Greener  
Jena Hare  
Doug Hare

Becca Jeffery  
Derrell Owens  
Steve Styler  
Jose Alfredo Marquez  
Rebecca Skougard  
Laceena Bringard  
Jame Bringard  
William Keel  
Todd Anderson  
Dent Kirkland  
Sherri Westbrook  
Michelle Lovejoy  
John Niles

### CALL TO ORDER

Planning and Zoning Commission Chairman Chad Droubay called the meeting to order at 7:04 p.m. He stated that notice of the time, place and the 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 to each member of the Commission at least two days prior to the meeting.

### MINUTES APPROVAL

1. Minutes Approval: P&Z 2022-09-14

Commission Member Pace MOVED to approve the minutes of the Planning and Zoning Commission Meeting held 9/14/2022. 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 Pace, Seconded by Stewart

Voting Yea: Chairman Droubay, Killpack, Pace, Stewart

Commission Members Curtis, Smith, Diaz and Carter were absent

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

2. Chairman Chad Droubay; Vice Chairman Election

Action: Discussion/Consideration for Approval

Council Liaison Killpack MOVED to approve the nomination of Commission Member Kelly Carter as the Vice Chairman. 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 Killpack, Seconded by Pace.

Voting Yea: Chairman Droubay, Killpack, Pace, Stewart

Commission Members Curtis, Smith, Diaz and Carter were absent

3. Jose Alfredo Marquez; Zone Change

Action: Discussion Only

Jose Marquez appeared before the Planning and Zoning Commission to discuss a zone change from R2 to R4 which would allow the development of up to a 4-plex. Delta City Council Liaison Killpack suggested that the City Council might abandon the alley, and Marquez asked to be informed if they do so. City Attorney Anderson will draft the ordinance to abandon the alley. Council Liaison Killpack voiced concerns about density. In order to proceed with a zone change, notices would need to be sent out to residents within 500 feet of the property and have a public hearing. Marquez would need to pay the deposit and allow time for notices for the public hearing; Marquez would like to proceed.

4. Steve Styler; Delta Multi-Plex Plat "A"

Action: Discussion/Consideration for approval

Steve Styler appeared before the Planning and Zoning Commission seeking approval on the preliminary plan for the Delta Multi-Plex Plat A. There will be 14 units on 4 lots with an entryway and extra parking. The units will be 2000 square foot units, similar to some Styler developed in Nephi. Styler has intentions of renting the units out because city ordinance does not allow the sale of units. Each unit would have a 2-car garage, which based on the way the city ordinance is currently written, the driveway would count as tandem parking. Styler would be willing to add more parking.

Council Liaison Killpack had concerns about the frontage of the southeast lots not being on Center Street. Chairman Droubay would like there to be access from 50 East.

William Keel had concerns about parking on the narrow right-of-way. When cars are parked on both sides of the road there would be no room to drive down the road.

Dan Bringard had concerns about added traffic during school times, along with speeding issues.

Duane Rawlinson worried about the impact on Center Street, the traffic, and the safety of the children that attend Delta South Elementary School.

Scott Jeffery had concerns about adding traffic on a street where people already race and speed.

Chairman Droubay reminded the public that the location is zoned R4, and is currently allowed.

Commission Member Diaz would like to see an access on 50 East, perhaps as an exit only. Chairman Droubay remarked that Styler has done everything he can to maximize the lot and be in compliance with code. Council Liaison Killpack stands against it based on the frontage of the southeast lot.

The Commission discussed the curb on 50 East being painted red, and no parking being allowed on 50 East. The code requires 3 parking spaces per unit, so there will need to be an additional two parking spaces added.

Commission Member Pace MOVED to approve the preliminary plat for the Delta Multi-Plex Plat A as presented with no parking on 50 East and the addition of two parking spaces. 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 Pace, Seconded by Stewart

Voting Yea: Droubay, Pace, Stewart, Diaz

Voting Nay: Killpack

Commission Members Curtis, Smith, and Carter were absent

5. Attorney Todd Anderson; Code Revisions  
Action: Discussion Only

City Attorney Anderson provided the Planning and Zoning Commission with code revisions.

The code change would allow the Chairman of the Planning and Zoning Commission to vote, which results in the need of a majority of the quorum to pass a vote. In the event of a tie, the item would not pass. The code would also state the Planning and Zoning Commission would have two alternate members.

When a fence is installed, leaving enough room to build a sidewalk will need to be required.

The "not" in the tandem parking section in the code will need to be taken out.

More discussion for setbacks on narrow right-of-ways needs more discussion.

Attorney Anderson will bring the changes to a public hearing for review.

## ADJOURN

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

Motion made by Diaz, Seconded by Killpack.

Voting Yea: Droubay, Killpack, Pace, Stewart, Diaz

Commission Members Curtis, Smith, and Carter were absent

The meeting was adjourned at 9:45 p.m.

  
Sherri Westbrook, Recorder