



DELTA CITY PLANNING & ZONING COMMISSION MEETING 2022-09-14

Wednesday, September 14, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones, Commission Chairman
Derek Curtis, Commission Member
Don Smith, Commission Member
Nick Killpack, Council Liaison
Dillon Pace, Commission Member
Tamara Stewart, Commission Member (arrived at 7:18)
Chad Droubay, Commission Member (arrived at 7:54)

NOT PRESENT

Kelly Carter, Commission Member
Phil Diaz, Commission Member

ALSO PRESENT

Dent Kirkland
Todd Anderson
Sherri Westbrook
John Niles
Rob Droubay
Christina Stanworth
Michelle Lovejoy

CALL TO ORDER

Planning and Zoning Commission Chairman Richard Jones 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 PH (Land Use Amendment) 2022-06-08

Commission Member Curtis MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing (Land Use Amendment) held 6/08/2022. The motion was SECONDED by Council Liaison Killpack. Chairman Jones 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 Killpack.

Voting Yea: Jones, Curtis, Smith, Killpack, Pace

Commission Members Stewart, Droubay, Diaz, and Carter were absent

2. Minutes Approval: P&Z PH (Zone Change) 2022-06-08

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing (Zone Change) held 6/08/2022. The motion was SECONDED by Commission Member Curtis. Chairman Jones 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 Curtis.

Voting Yea: Jones, Curtis, Smith, Killpack, Pace

Commission Members Stewart, Droubay, Diaz, and Carter were absent

3. Minutes Approval: P&Z Minutes 2022-06-08

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Meeting held 6/8/2022. The motion was SECONDED Commission Member Curtis. Chairman Jones 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 Curtis.

Voting Yea: Jones, Curtis, Smith, Killpack, Pace

Commission Members Stewart, Droubay, Diaz, and Carter were absent

4. Minutes Approval: P&Z PH (Land Use Amendment) 2022-07-13

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing held 7/13/2022. The motion was SECONDED by Commission Member Curtis. Chairman Jones 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 Curtis.

Voting Yea: Jones, Curtis, Smith, Killpack, Pace

Commission Members Stewart, Droubay, Diaz and Carter were absent

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

5. Administration of Oath of Office to new members

City Recorder Sherri Westbrook performed the administration of Oath of Office to new Planning and Zoning Commission Members Dillon Pace and Tamara Stewart (8:31).

6. Rob Droubay; Final approval Lot 7, Phase 4

Action: Discussion/Consideration for approval

Rob Droubay appeared before the Planning and Zoning Commission seeking a final approval on Lot 7, Phase 4 of the Droubay subdivision. This completes the sales of the lots on 990 North. All utilities are installed. The lot is zoned RR2 which does not require curb, gutter, and sidewalk, but Droubay decided to install curb and gutter for the future.

Commission Member Curtis MOVED to approve the final approval on Lot 7, Phase 4 of the Droubay Subdivision. The motion was SECONDED by Commission Member Smith. Chairman Jones 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 Smith.

Voting Yea: Jones, Curtis, Smith, Killpack, Pace

Commission Members Stewart, Droubay, Diaz, and Carter were absent

7. Attorney Todd Anderson; Proposed code changes

Action: Discussion Only

City Attorney Todd Anderson presented some proposed code changes to the Planning and Zoning Commission.

Attorney Anderson discussed code revisions on fencing. He has concerns of people building a fence and not leaving room for a sidewalk. The revision would be that if you install a fence, you would leave enough room for a sidewalk.

Attorney Anderson discussed having split lots with different zonings. The revision would have the property owner deciding what zone they would like to be in.

The Commission discussed setbacks with subdividing, and the possibility of changing the setbacks to avoid the fence problem in the future. Commission Member Curtis would like to drive around and survey the area before they revise the code.

Public Works Director Kirkland discussed parking on preexisting or structures with no setback, and there being no options for off street parking. Currently a business license application could be denied because of a lack of parking. Off street parking is required to be within 300 feet of the business. There was a discussion about residential buildings located on a highway commercial zone. The Commission discussed that they would have to stay residential to make improvements.

The Commission discussed food trucks, which currently need permission slips from businesses to park on their property.

Public Works Director Kirkland informed the Commission that in October's meeting, Steve Styler will be attending with plans for a large development on Center Street.

ADJOURN

Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Commission Member Smith. Chairman Jones 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: Jones, Curtis, Smith, Pace, Stewart, Droubay, Killpack

Commission Members Diaz and Carter were absent

The meeting was adjourned at 8:32 p.m.



Sherri Westbrook, Recorder