



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, September 11, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Chairman Chad Droubay
Commission Member Derek Curtis
Commission Member Don Smith
Council Liaison Nick Killpack

Commission Member Dillon Pace
Commission Member Tamara Stewart
Commission Member Lindsey Dutson
Commission Member Chris Christensen

ALSO PRESENT

Sherri Westbrook
Todd Anderson
Dent Kirkland

John Niles
Michelle Lovejoy
Alecia Turner
Scott Harmon

CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 7:09 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 Meeting 2024-08-14

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 8/14/2024. 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 Christensen, Seconded by Stewart.

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

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

2. Alecia Turner: Plat Map Amendment
Action: Discussion/Consideration for approval

Alecia Turner appeared before the Commission seeking approval for a plat map. Delta City is vacating a narrow right of way on the west side of her property that will give her 16 feet of land, and she bought 11 feet of land from the neighbor to the east. Turner would like all her property to be in one parcel. It is a subdivision, so the plat needs to be amended as a single lot subdivision.

Council Liaison Killpack MOVED to approve the plat map amendment and extension. Commission Member Pace 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 Killpack, Seconded by Pace.

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

City Attorney Anderson added that some modifications must be made, but the end goal will be the same. Attorney Anderson said that the vacating ordinance has not been recorded yet.

3. Scott Harmon; Utah Housing Corporation: Proposed Rezone of Parcel ID: 4232-3 (5.52 Acres) from R1 - R2 (Approx. location 360 W from 495 - 900 S)
Action: Discussion/Consideration for approval

Scott Harmon appeared before the Commission to discuss a zone change from R1 to R2. Harmon works for Utah Housing Corporation, a nonprofit organization that will build homes for the Crown program. Three houses were built in Pendray as part of the Crown program, which will be sold to the tenants next year. They will do the same for this project. Harmon would like to build twin houses.

Public Works Director Dent Kirkland raised concerns about the zone change being protested in the past and said it would create a spot zoning issue. Council Liaison Killpack said he didn't think it met the spot zoning criteria. The surrounding area would need to be changed to R2 as well. Harmon stated that affordable housing would still be built but would be more expensive single-family homes if the zone stayed as R1.

Chairman Droubay questioned how traffic would exit the neighborhood. Harmon is looking at two dead-end intersections as a temporary turnaround to allow for future expansion.

Commission Member Curtis would like to proceed with a Public Hearing to gauge interest. The whole peninsula would be considered for the zone change, but the property ends at the lift station.

The Planning and Zoning Commission positively recommended having a half-hour public hearing. Harmon will have costs of noticing.

Public Works Director Kirkland recently attended the Millard County Planning Commission meeting. Kirkland explained the need for an annexation policy. There is no current annexation map, and Delta City needs to work with Millard County to determine where they both agree annexation should be reaching.

ADJOURN

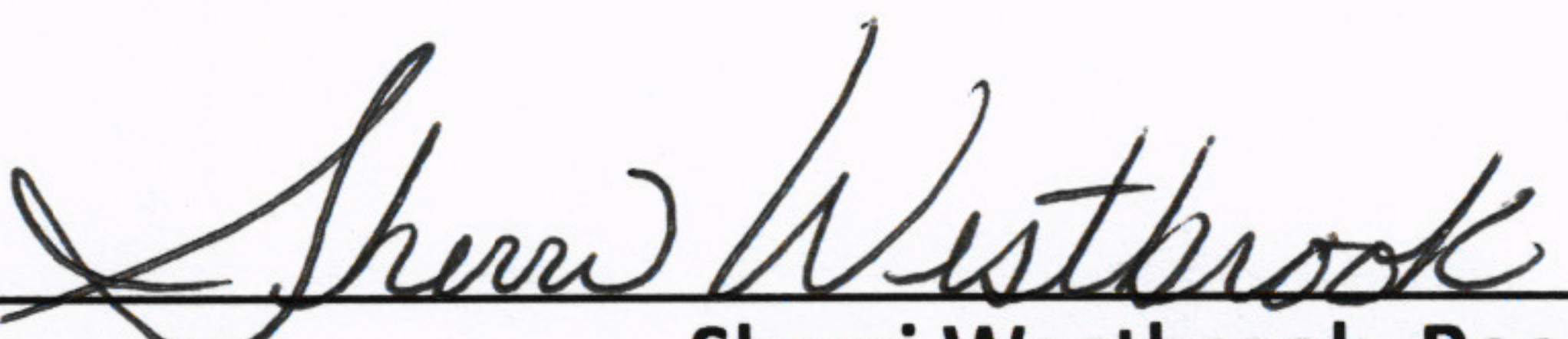
Commission Member Stewart MOVED to adjourn the meeting. Commission Member Christensen SECONDED the motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Stewart, Seconded by Christensen.

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

The meeting was adjourned at 7:45 p.m.





Sherri Westbrook, Recorder