



DELTA CITY PLANNING & ZONING COMMISSION

Wednesday, July 12, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Chairman Chad Droubay
Vice Chairman Kelly Carter
Council Liaison Nick Killpack
Commission Member Tamara Stewart
Commission Member Phil Diaz
Commission Member Lindsey Dutson
Commission Member Derek Curtis (arrived at 7:11 p.m.)

NOT PRESENT

Commission Member Don Smith
Commission Member Dillon Pace

ALSO PRESENT

Travis Stanworth
Todd Anderson
Dent Kirkland
Michael Zurn
Pat Burns
Sherri Westbrook

Michelle Lovejoy
John Niles
Lisa Myers

Tom Tasker
Andy Nickle
Kevin Knight

CALL TO ORDER

Planning and Zoning Commission Chairman Chad 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 Meeting 2023-05-10

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 5/10/2023. The motion was SECONDED by Vice Chairman Carter. 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 Vice Chairman Carter.

Voting Yea: Vice Chairman Carter, Diaz, Chairman Droubay, Killpack, Stewart, Dutson

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

2. Michael Zurn; Delta Crossings Preliminary Plat Approval
Action: Discussion/Consideration for approval

Michael Zurn appeared before the Planning and Zoning Commission seeking preliminary plat approval for Delta Crossings. Chairman Droubay led the Commission in the discussion. Commission Member Stewart asked if there would be a time for public opinion about the construction of the road and bridge on 450 North. City Attorney Anderson remarked that public clamor doesn't drive administration action as long as it meets the code. There is no public hearing necessary for subdivision approval. Chairman Droubay explained that the last public hearing was for rezoning. Commission Member Stewart asked if the preliminary plat approval was for everything included on the plat map, and Chairman Droubay agreed that it was. Commission Member Stewart asked if the public surrounding the area was notified, but it was not required.

Chairman Droubay explained that if the Delta Crossing preliminary plat was approved, the entrance on 450 North is not on their property, and they were asked to help create the thorough-way to help with access to the high school. Commission Member Diaz asked if they purchased the property from the Nelsons. City Attorney Anderson explained that City Council wants the road and it is Delta City's position that it is a platted street, and was intended to be a road. Commission Member Stewart asked what the City Council's reasoning was to make it a road, and Council Liaison Killpack replied that the benefits would be to have more than one access point and allow the connection to the high school and middle school while avoiding Highway 6.

Public Works Director Kirkland explained that a traffic master plan was in the works, and the recommendation was to complete 750 North and 450 North. Commission Member Stewart remarked that at the last public hearing, most people did not want the bridge on 450 North. The Commission talked about the options of having a four-way stop on 750 North.

Vice Chairman Carter asked if they have worked with the irrigation company on a plan for the ditch. Michael Zurn spoke to Andy Nickle with the plan to reinforce the road with concrete, and have hired engineers. Andy Nickle had some concerns about where the canal would cross roads, but just received plans that day. Andy Nickle would like to be able to maintain the ditches without entering people's lots and properties and for ease of access. Michael Zurn remarked that the ditches are 15 feet from the back property line.

Approval would be conditioned upon the canal company signing off on the plan. Public Works Director Kirkland added that there needs to be engineering for water and sewer lines, fire hydrants, street lights, and street signs, which are all required for subdivisions. Delta City owns a part of the property so an arrangement of transfer of that property will need to be made. The Planning and Zoning Commission also wanted landscaping plans around the retention ponds, but they could present that plan later.

Council Liaison Killpack MOVED to approve the Delta Crossing preliminary plat conditioned upon the city code town home language, the arrangement of the transfer of the city-owned property within the development from Delta City, express approval from the canal company with regards to canal placement and bridge approval over the canal, approval of engineering for infrastructure: such as, but not limited to storm drainage, fire hydrants, street lighting, street signs, and water and sewer, and contingent upon further approval in the future of a landscape plan for the open space retention area. The motion was SECONDED by Vice Chairman Carter. 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 Vice Chairman Carter.

Voting Yea: Diaz, Chairman Droubay, Vice Chairman Carter, Killpack, Dutson, Curtis

Voting Nay: Stewart

3. Tom Tasker; Block 99 Minor Subdivision Final Approval

Action: Discussion/Consideration for approval

Tom Tasker appeared before the Planning and Zoning Commission seeking final approval for the Block 99 Minor Subdivision. Water and power have been installed on the property and bonds on the sidewalk have been made. Public Works Director Kirkland had no issues.

Council Liaison Killpack MOVED to approve the final approval for the Block 99 Minor Subdivision. The motion was SECONDED by Commission Member Curtis. 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 Vice Chairman Carter.

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

4. Joan Myers/Lisa Myers; Myers Park Subdivision Preliminary Plat Approval

Action: Discussion/Consideration for approval

Lisa Myers appeared before the Planning and Zoning Commission seeking preliminary plat approval for the Myers Park Subdivision. This project has been previously approved, but it has extended beyond the year so it will need to be approved again. Myers added sewer, water and storm drains to the map, and the name on the plat will need to be changed before recording. The ditch would be abandoned and curb and sidewalk will be located there. Myers will tie into existing water mains. Public Works Director Kirkland remarked that the Fire Department believes there should be another fire hydrant on Main Street by lot one. The hydrant could be installed on the east side close to the highway. Public Works Director Kirkland remarked that the sidewalk is not complete, but that Myers could bond the sidewalk.

Vice Chairman Carter MOVED to approve the Myers Park Subdivision preliminary plat based on fire suppression and wording on the plat. 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 Vice Chairman Carter, Seconded by Diaz.

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

ADJOURN

Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. 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, Diaz, Chairman Droubay, Killpack, Stewart, Dutson, Curtis

The meeting was adjourned at 8:19 p.m.


Sherri Westbrook, Recorder