



# DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, June 12, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

Commission Member Don Smith  
Council Liaison Nick Killpack  
Commission Member Tamara Stewart  
Commission Member Lindsey Dutson

### NOT PRESENT

Commission Member Dillon Pace  
Commission Member Derek Curtis  
Commission Member Chris Christensen  
Chairman Chad Droubay

### ALSO PRESENT

Carol Meinhardt  
Christina Stanworth  
Tony Stanworth  
Brad Rhodes  
Rob Droubay  
Travis Stanworth  
Betty Jo Western  
Mike Steele  
Avery Steele  
KC Bogue  
Lisa Myers  
Shane Church  
Todd Anderson  
Sherri Westbrook  
Michelle Lovejoy  
Dent Kirkland  
John Niles

### CALL TO ORDER

Planning and Zoning Commission Member Stewart called the meeting to order at 7:09 p.m. She 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 2024-05-08

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 5/8/2024. The motion was SECONDED by Commission Member Smith. Commission

Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Killpack, Seconded by Smith.

Voting Yea: Smith, Killpack, Stewart, Dutson

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

2. Notch Peak View Estates Subdivision Phase 1 Amendments

Action: Discussion/Consideration for approval

Council Liaison Killpack MOVED to approve the Notch Peak View Estates Subdivision phase one amendments contingent upon the granting of property by all parties involved. The motion was SECONDED by Commission Member Dutson. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Killpack, Seconded by Dutson.

Voting Yea: Smith, Killpack, Stewart, Dutson

3. Notch Peak View Estates Subdivision Phase 2 Amendments

Action: Discussion/Consideration for approval

Commission Member Stewart MOVED to approve the Notch Peak View Estates Subdivision phase two amendments contingent upon the granting of property by all parties involved. The motion was SECONDED by Council Liaison Killpack. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Stewart, Seconded by Killpack.

Voting Yea: Smith, Killpack, Stewart, Dutson

4. Rob Droubay; Notch Peak View Subdivision, Phase 6 Final

Action: Discussion/Consideration for approval

Rob Droubay would like to rename this phase to phase five. The preliminary plat was approved, but the final plat cannot be approved until the changes of phases one and two have been made.

Commission Member Stewart MOVED to approve Notch Peak View Subdivision's phase 6 final plat contingent upon the granting of property by all parties involved in phases one and two. The motion was SECONDED by Commission Member Dutson. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Stewart, Seconded by Dutson.

Voting Yea: Smith, Killpack, Stewart, Dutson

5. Lisa Myers; Myers Park Subdivision, Phase 3, Lot 3 Final

Action: Discussion/Consideration for approval

The property has a blanket easement because the power is located at the back of the lot. All other improvements have been made or are bonded. The blanket easement can be lifted after the plat has been recorded.

Commission Member Stewart MOVED to approve the Myers Park Subdivision phase 3, lot 3 final plat. The motion was SECONDED by Council Liaison Killpack. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Stewart, Seconded by Killpack.

Voting Yea: Smith, Killpack, Stewart, Dutson

6. Lisa Myers; Myers Park Subdivision, Phase 3 Preliminary Plat renewal  
Action: Discussion/Consideration for approval

Lisa Myers would like to renew the phase 3 Preliminary Plat, which ends in July. She hopes to install utilities in the next few months.

Council Liaison Killpack MOVED to renew the Myers Park Subdivision Phase 3 preliminary plat. The motion was SECONDED by Commission Member Smith. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Killpack, Seconded by Smith.  
Voting Yea: Smith, Killpack, Stewart, Dutson

7. Shane Church; New Zone Recommendation  
Action: Discussion only

Shane Church proposed a new zone before the Planning and Zoning Commission. The zone would be light industrial, limiting the type of businesses built there. Church would like not to have the requirement of curb, gutter, and sidewalk but would need to have paved roads.

Public Works Director Kirkland remarked that since the roads would be narrower, each developer would need to require borrow pits or plans for holding their water. Kirkland also noted that a culvert and paved ingress and egresses would need to be required on 26-foot roads.

City Attorney Anderson will draft language based on the Commission's suggestion. Commission Member Smith would like to consider the addition of the new zone and how the city's cost would benefit based on the amount of revenue.

If Church's property is brought into the current zone, the curb and sidewalk would need to be installed on 2500 East, but it would eliminate the sidewalk.

The Commission is interested in future discussions and will bring questions to the next meeting.

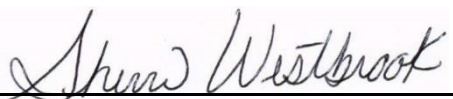
#### **ADJOURN**

Commission Member Stewart MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Smith. Commission Member Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Stewart, Seconded by Smith.  
Voting Yea: Smith, Killpack, Stewart, Dutson

The meeting was adjourned at 7:44 p.m.



  
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Sherri Westbrook, Recorder