



DELTA CITY PLANNING & ZONING PUBLIC HEARING
Wednesday, November 08, 2023 at 6:30 PM
Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Vice Chairman Kelly Carter
Commission Member Derek Curtis
Commission Member Phil Diaz
Chairman Chad Droubay
Commission Member Don Smith
Council Liaison Nick Killpack
Commission Member Dillon Pace
Commission Member Tamara Stewart

ALSO PRESENT

Sherry Westbrook
Michelle Lovejoy
Russell Anderson
Travis Stanworth
Dent Kirkland
Todd Anderson
KC Bogue
Phil Morrison
Patrick Smith
Mark Bacon
Bill Nelson
Curtis Peterson

CALL TO ORDER

Planning and Zoning Commission Chairman Chad Droubay called the public hearing to order at 6:30 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.


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

1. Receive public commentary upon proposed code changes/additions regarding Townhomes. Attorney Anderson opened the public hearing about the proposed code changes and additions regarding townhomes. Chairman Droubay wanted to clarify the parking requirements and the difference in parking for fourplexes and townhomes. Chairman Droubay remarked that there are other requirements for townhomes and that would happen at the subdivision phase. If a multi-family unit would like to convert to a townhome, it would need to meet the requirements of a townhome and the international building code.

Phil Morrison expressed the need for entry-level housing that gives people an opportunity to own. Morrison asked why parking was different for townhomes and multi-family units. The Commission did not want owners to have to share and maintain a parking spot. 500 square feet of open space will be required, but there is no definition of an open space. Attorney Anderson recommended that landscaping would apply to all multi-family homes. KC Bogue suggested having more options because costs are restricting people. Curtis Peterson added that the parking requirement seemed excessive. Washer and dryer hookups would be required, and the dishwasher hookup and machine would be required. Commission Member Carter didn't think the dishwasher should be required.

ADJOURN

The meeting was adjourned at 7:02 p.m.



Sherri Westbrook, Recorder