



DELTA CITY PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, May 08, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

PRESENT

Commission Member Curtis
Commission Member Smith
Council Liaison Killpack
Commission Member Stewart
Commission Member Dutson

ABSENT

Commission Chairman Droubay
Commission Member Pace

ALSO PRESENT

Sherri Westbrook
Dent Kirkland
Rob Droubay
Alex Narteh

CALL TO ORDER

Planning and Zoning Commission Member Smith 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 2024-03-13

Commission Member Stewart MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 2024-03-13. The motion was SECONDED by Council Liaison Killpack. Commission Member Smith 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 Killpack.

Voting Yea: Curtis, Smith, Killpack, Stewart, Dutson

2. Meeting Minutes Approval: Planning & Zoning Commission Public Hearing Meeting 2024-04-10

Council Liaison Kilpack MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing Meeting held on 2024-04-10. The motion was SECONDED by Commission Member Stewart. Commission Member Smith 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 Stewart.
Voting Yea: Curtis, Smith, Killpack, Stewart, Dutson

3. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2024-04-10

Commission Member Stewart MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 2024-04-10. The motion was SECONDED by Council Liaison Killpack. Commission Member Smith 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 Killpack.
Voting Yea: Curtis, Smith, Killpack, Stewart, Dutson

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

4. Alex Narteh: Final Plat approval -Tenny's Corner project - 200 South 500 West
Action: Discussion/Consideration for approval.

Alex Narteh appeared before the Planning and Zoning Commission seeking final plat approval for Tenny's Corner located at 200 South 500 West. Commission Member Stewart asked what the changes are from the preliminary approval. Narteh explained that the improvements have been bonded and there are not any changes from the preliminary approval. Commission Member Stewart and Council Liaison Killpack discussed the need of the improvement cost sharing agreement to be finalized as it would apply to the double chip sealing of the 50 street in this case.

Commission Member Stewart MOVED to approve the final plat for Tenny's Corner Project – 200 South 500 West. The motion was SECONDED by Commission Member Dutson. Commission Member Smith 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 Dutson.
Voting Yea: Curtis, Smith, Killpack, Stewart, Dutson

5. Rob Droubay: Notch Peak View Subdivision, Phase 6 Preliminary Plat Approval
Action: Discussion/Consideration for approval.

Rob Droubay appeared before the Planning and Zoning Commission seeking preliminary plat approval for Notch Peak View Subdivision, Phase 6. Droubay explained that this is the last three lots of the preliminary plat about twenty years ago. All utilities are in, the curb is in but the sidewalk still needs to be done.

Council Liaison Killpack MOVED to approve the Notch Peak View Subdivision, Phase 6 Preliminary Plat. The motion was SECONDED by Commission Member Stewart. Commission Member Smith 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 Stewart.
Voting Yea: Curtis, Smith, Killpack, Stewart, Dutson

OTHER BUSINESS

Council Liaison Killpack discussed some of the changes that will be coming with the legislative changes on subdivisions in the future. Preliminary approvals will most likely still come before the Planning & Zoning Commission with the Final approvals being given administratively. There will be guidelines and checklists that developers will need to comply with before approvals will be issued. A road plan will need to be established as well.

ADJOURN

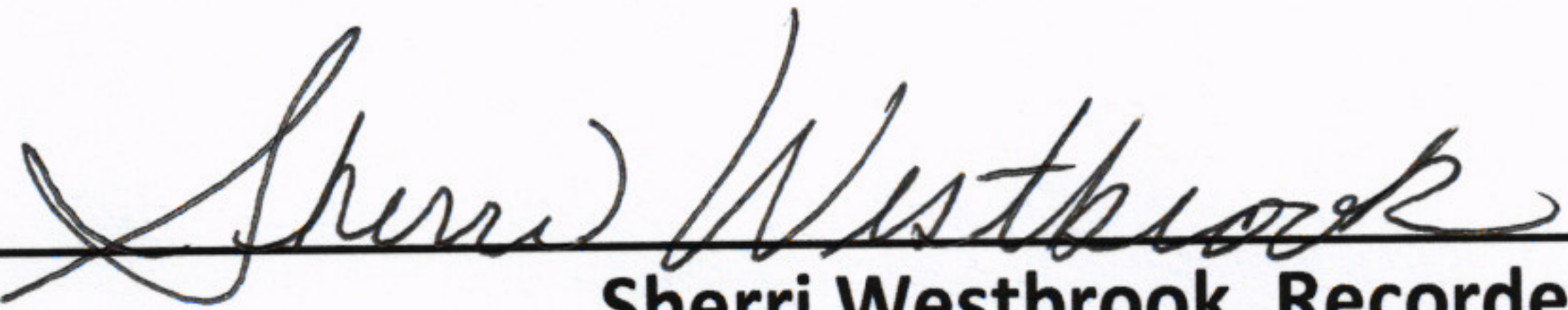
Council Liaison Killpack MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Curtis. Commission Member Smith asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Curtis.

Voting Yea: Curtis, Smith, Killpack, Stewart, Dutson

The meeting was adjourned at 7:20 p.m





Sherri Westbrook, Recorder