



# DELTA CITY PLANNING & ZONING REGULAR MEETING

Wednesday, June 08, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

Derek Curtis, Commission Member  
Nick Killpack, Council Liaison  
Chad Droubay, Commission Member  
Phil Diaz, Commission Member  
Richard Jones, Commission Chairman  
Kelly Carter, Commission Member

### NOT PRESENT

Megan Davies, Commission Member  
Don Smith, Commission Member

### ALSO PRESENT

Spencer Pack  
Charlie Edwards  
John Webster  
Christina Stanworth  
Travis Stanworth  
Betty Jo Western  
Todd Anderson  
Sherri Westbrook  
John Niles  
Michelle Lovejoy  
Dent Kirkland  
Tom Tasker

### CALL TO ORDER

Planning and Zoning Commission Chairman Richard Jones called the meeting to order at 7: 15 p.m. He stated that notice of the time, place and the 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 to each member of the Commission at least two days prior to the meeting.

### MINUTES APPROVAL

1. Meeting Minutes Approval: 2022-05-11 Planning & Zoning Commission Meeting

Commission Member Droubay MOVED to approve the minutes of the Planning and Zoning Commission Meeting held 5/11/2022. The motion was SECONDED by Council Liaison Killpack. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Droubay, Seconded by Killpack.  
Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack  
Commission Members Davies and Smith were absent

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

2. Travis Stanworth; Preliminary Plat Approval for Stanworth Block 71 Minor Subdivision  
Action: Discussion/Consideration for Approval

Travis Stanworth appeared before the Planning and Zoning Commission to divide his property in half located on 100 North and 100 East. The property is curbed in the back half, but it is located in the redevelopment zone so he will not need to curb the front. He will need to install a sidewalk. Stanworth is going to do the improvements and then come back for the final plat. Public Works Director Kirkland does not have any concerns.

Commission Member Carter MOVED to approve the preliminary plat approval of the Stanworth Block 71 minor subdivision. The motion was SECONDED by Commission Member Droubay. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Droubay.  
Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack  
Commission Members Davies and Smith were absent

3. Spencer Pack, Request for Rezone A5 to I1  
Action: Discussion/Consideration for Approval

Spencer Pack appeared before the Planning and Zoning Commission for a zone change from A5 to I1. The property is located near the airport with surrounding property being zoned industrial. Public Works Director Kirkland does not have any concerns with the zone change.

Commission Member Droubay MOVED to approve the rezone from A5 to I1. The motion was SECONDED by Council Liaison Killpack. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Droubay, Seconded by Killpack.  
Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack  
Commission Members Davies and Smith were absent

4. John Webster; Final Plat Approval for Morrison Block 29 Subdivision  
Action: Discussion/Consideration for Approval

John Webster appeared before the Planning and Zoning Commission for the final plat approval for Morrison Block 29 subdivision. The sidewalk bond has been placed. Public Works Director Kirkland does not have any concerns.

Council Liaison Killpack MOVED to approve the final plat for the Morrison Block 29 subdivision. The motion was SECONDED by Commission Member Droubay. Chairman Jones 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 Droubay.  
Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack  
Commission Members Davies and Smith were absent

5. Tom Tasker; Preliminary Plat Approval for Tasker Block 99 Minor Subdivision  
Action: Discussion/Consideration for Approval

Tom Tasker appeared before the Planning and Zoning Commission for the preliminary plat approval for the Tasker block 99 minor subdivision. Tasker will be required to install or bond for the sidewalk and 8 inch water main.

Commission Member Carter MOVED to approve the preliminary plat for the Tasker block 99 minor subdivision. The motion was SECONDED by Commission Member Diaz. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Diaz.

Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack

Commission Members Davies and Smith were absent

6. Attorney Todd Anderson; Ordinance 22-295

Action: Discussion/Consideration for Approval

City Attorney Anderson presented ordinance 22-295 to the Planning and Zoning Commission. The ordinance addresses House Bill 82 in regards to accessory dwelling units and storage containers. Some modifications to RV Parks were added allowing the manager to reside there and 10 percent of the park to be fixed units. Permits for business usage of storage containers will be no cost and allow for 30 days use.

Commission Member Droubay MOVED to positively recommend Ordinance 22-295 to the Delta City Council. The motion was SECONDED by Commission Member Carter. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Droubay, Seconded by Carter.

Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack

Commission Members Davies and Smith were absent

7. Attorney Todd Anderson; Ordinance 22-296

Action: Discussion/Consideration for Approval

City Attorney Anderson presented ordinance 22-296 to the Planning and Zoning Commission. The ordinance addresses the transient room tax, which can only be charged for the first 30 days. Charlie Edwards of Antelope RV Park says they have no problem paying the tax but the state does not allow it, and moving spaces every 30 days in an RV is not feasible. Commission Member Carter does not like the 30 day limit and would rather have people stay in Delta and spend money on commerce. Commission Member Droubay would like to scratch this ordinance. Charlie Edward would like the option to fill those spots in the winter 100 percent.

Commission Member Curtis MOVED to negatively recommend Ordinance 22-296 to the Delta City Council. The motion was SECONDED by Commission Member Carter. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Curtis, Seconded by Carter.

Voting Yea: Carter, Curtis, Diaz, Droubay

Voting Nay: Killpack

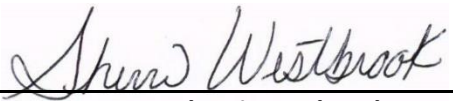
Commission Members Davies and Smith were absent

## ADJOURN

Commission Member Carter MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Council Liaison Killpack. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Killpack.  
Voting Yea: Carter, Curtis, Diaz, Droubay, Killpack  
Commission Members Davies and Smith were absent  
The meeting was adjourned at 8:41 p.m.



  
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Sherri Westbrook, Recorder