



# DELTA CITY PLANNING & ZONING MEETING

Wednesday, May 10, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

## MINUTES

### PRESENT

Vice Chairman Kelly Carter  
Council Liaison Nick Killpack  
Commission Member Dillon Pace  
Commission Member Tamara Stewart

### NOT PRESENT

Chairman Chad Droubay  
Commission Member Phil Diaz  
Commission Member Don Smith  
Commission Member Derek Curtis

### ALSO PRESENT

Todd Anderson  
Dent Kirkland  
Matt Ward  
Lisa Myers  
John Niles

Sherri Westbrook  
Michelle Lovejoy  
Jane Beckwith  
Lisa Myers  
McKay Christensen

### CALL TO ORDER

Planning and Zoning Commission Vice Chairman Kelly Carter called the meeting to order at 7:07 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: P&Z Public Hearing 2023-04-12

Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Public Hearing held on 4/12/2023. The motion was SECONDED by Commission Member Pace. Vice Chairman Carter 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 Pace.

Voting Yea: Vice Chairman Carter, Killpack, Pace, Stewart

#### 2. Meeting Minutes Approval: P&Z Commission Meeting 2023-04-12

Commission Member Pace MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 4/12/2023. The motion was SECONDED by Commission Member Stewart. Vice Chairman Carter asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Pace, Seconded by Stewart.  
Voting Yea: Vice Chairman Carter, Killpack, Pace, Stewart

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

3. Joan Myers/Lisa Myers: Preliminary Plat approval, Myers Legacy  
Action: Discussion/Consideration for approval

Lisa Myers appeared before the Planning and Zoning Commission seeking preliminary plat approval. Myers mentioned that the corner lot will need to be divided so that the alignment and dimensions line up with the city code. Myers is not planning on using the existing ditch and wanted to know if she could leave some of it for drainage for now. City Attorney Anderson recommended having a plan to cover or eliminate the ditch.

The water main runs along the north side of the lot, and sits outside the ten-foot easement, at about 15 feet. City Attorney Anderson remarked that the easement would need to be extended to 20 feet.

Council Liaison Killpack MOVED to approve the Myers Legacy Preliminary Plat with the understanding that the north public utility easement will be changed to 20 feet and that a plan is put in place for the removal, or elimination, of the ditch. The water way on the west side of the property is an outlet. The easement on the south side would require no recovery of previous status. The motion was SECONDED by Commission Member Pace. Vice Chairman Carter 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 Pace.  
Voting Yea: Vice Chairman Carter, Killpack, Pace, Stewart

4. McKay Christensen: Project Proposal  
Action: Discussion only

McKay Christensen appeared before the Planning and Zoning Commission to discuss the initial stages of annexation and zoning changes. The project is located on Highway 50 and 2500 East and is currently located in Millard County. Several businesses are looking to build in this area. They are hoping to receive some funding assistance from the state. Vice Chairman Carter asked what the plans were for sewer, and Public Works Director Kirkland replied that the closest sewer line is at a lift station and that septic would be cheaper. Commission Member Stewart asked what the other requirements in an industrial zone were, and Kirkland remarked that curb and gutter were required. Vice Chairman Carter would like to discuss and develop a new type of industrial zone.

5. Attorney Todd Anderson: Town Home discussion  
Action: Discussion only

City Attorney Anderson led a discussion about townhomes. Anderson found that most cities don't allow a duplex to be a townhome, but the Commission doesn't have a problem with it. A four-plex would be the most units allowed. Separate water meters would need to be installed if conversion would happen, along with 3 parking spaces per unit. Anderson asked the Commission if they would like the townhomes to be self-sufficient, or if they could have shared areas. The Commission was leaning towards them being self-sufficient based on the public's input.

6. Nick Killpack: Road Plan  
Action: Discussion/Consideration for approval



Attorney Anderson brought up that there have been legislature changes, and as long as items fit the code, people will not be required to get approval for subdivisions from governing bodies. The Planning and Zoning Commission will have restrictions as well starting in 2025.

Attorney Anderson advised that an engineer might need to be hired for the road plan. Council Liaison Killpack will work on the road plan and present it next month.


#### **ADJOURN**

Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Commission Member Pace. 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 Pace.

Voting Yea: Vice Chairman Carter, Killpack, Pace, Stewart

The meeting was adjourned at 9:18 p.m.

  
Sherri Westbrook, Recorder