



DELTA CITY PLANNING & ZONING MEETING

Wednesday, February 08, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers*

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Minutes Approval: P & Z PH Minutes 2022-11-09
2. Minutes Approval: P & Z Minutes 2022-11-09

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

3. Nick Killpack; Road Plan Map
Action: Discussion only
4. Other Business
Action: Discussion only

ADJOURN

NOTICE: Be aware the Planning and Zoning Commission may conduct an Electronic Meeting so that a member of the Public Body may participate, pursuant to UCA §52-4-207, (1953), as amended. Agenda items are considered flexible and may be conducted sequentially different than illustrated herein to meet the needs of the Planning and Zoning Commission. Individuals and entities that have business before the Planning and Zoning Commission should be present at meeting commencement.

THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN ALL CITY MEETINGS. In accordance with the Americans with Disabilities Act (ADA), we will make reasonable accommodations for those needing assistance to participate in our meetings. Requests for assistance can be made by contacting the City at 435.864.2759 at least twenty-four hours in advance of the meeting.

CERTIFICATE OF MAILING & DELIVERY

The below signed, duly appointed and acting City Recorder for Delta City, Utah hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Millard County Chronicle-Progress, LLC, chronpro@millardccp.com, published on the Delta City and Utah Public Notices websites and was personally provided to each member of the Planning & Zoning Commission, this **Monday, February 6, 2023**

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Sherri Westbrook, Recorder



DELTA CITY PLANNING & ZONING PUBLIC HEARING

Wednesday, November 09, 2022 at 6:15 PM
Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Vice Chairman Kelly Carter
Commission Member Phil Diaz
Chairman Chad Droubay
Commission Member Don Smith
Council Liaison Nick Killpack
Commission Member Dillon Pace
Commission Member Tamara Stewart
Commission Member Derek Curtis (6:49)

ALSO PRESENT

Lelani Gray	Dale Bond
Mark Gray	Dick Goulding
Marcos Lazaro	Soo Mooney
Sylvia Lazaro	Gary Goold
Margarita Phillipsen	Margaret Dutson
Clara-Belle Cook	Rusty Dutson
Jane Goulding	Brett Bunker
David Kirkland	Rayette Jones
DeVoe Kirkland	Travis Stanwoth
Stephanie Kooyman	Dent Kirkland
Emily Smith	Todd Anderson
Alecia Turner	Sherri Westbrook
Alan Riding	Michelle Lovejoy

CALL TO ORDER

Planning and Zoning Chairman Chad Droubay called the meeting to order at 6:15 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.

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

- 1) To receive and consider public comment regarding the proposed rezoning of the following:
Legal Description: ALL OF LOT 4, BLOCK 27, PLAT "A", DELTA TOWNSITE SURVEY Proposed zone change is from Single and Two-Family Residential (R-2) Zone to Single and Multi-Family Residential (R-4) Zone. Jose Alfredo Marquez; applicant. The Commission will consider input from all interested parties prior to making a recommendation to the Delta City Council on this issue.
- Jose Alfredo Marquez submitted an application for a zone change from R2 to R4. Marquez addressed the Planning and Zoning Commission and explained that the property is close to other R4 zones and that he would be able to construct fewer buildings on a bigger lot.

Soo Mooney explained that she has watched many multiplexes being constructed. Mooney worries they will become low-income housing in the future. Mooney would like to know why they are located in that area.

Chairman Droubay informed the public who was present that this application was for a zone change and there will be building requirements if the project proceeds.

Alan Riding, retired Delta Public Works Director, expressed that he thinks that area is already dense enough, and the zoning map took several meetings and years to develop.

Gary Goold would not like to see any more dense housing in that area.

David Kirkland thinks there is already enough density in that area.

Alecia Turner does not want to see an increase in traffic.

Emily Smith worries about drugs and trouble coming from those homes.

2. To receive and consider public comment regarding proposed changes to certain land use ordinances. A summarization of those changes include: 1) placement of fences, 2) revision of structure of the planning and zoning commission, including rights to vote, 3) prohibition of tandem parking for off street parking requirements, and 4) other general corrections to the Delta City Code. The Commission will consider input from all interested parties prior to making a recommendation to the Delta City Council on these changes.

There was no public comment about this agenda item.

ADJOURN

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

Voting Yea: Curtis, Killpack, Droubay, Carter, Diaz, Smith, Pace, Stewart

The meeting was adjourned at 7:01 p.m.

Sherri Westbrook, Recorder



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, November 09, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

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

ALSO PRESENT

Rayette Jones
Stephanie Kooyman
Emily Smith
Eric Kastchner
Larry Dutson
Sherri Westbrook
Travis Stanworth
Dent Kirkland
Todd Anderson
Michelle Lovejoy
John Niles

CALL TO ORDER

Planning and Zoning Commission Chairman Chad Droubay called the meeting to order at 7:09 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. Minutes Approval: P & Z Minutes 2022-10-12

Commission Member Diaz MOVED to approve the minutes of the Planning and Zoning Commission Meeting held 10/12/2022. The motion was SECONDED by Council Liaison Killpack. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Diaz, Seconded by Killpack.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

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

- 39 2. Larry Dutson; Wiggett Deepcreek LLC: Dutson Section 12 Minor Subdivision Preliminary Plat
40 Action: Discussion/Consideration for approval

41 Larry Dutson appeared before the Planning and Zoning Commission seeking approval on the Dutson
42 Section 12 minor subdivision preliminary plat. Dutson will be keeping the back half of the property, but
43 can sell the front half right now. Public Works Director Kirkland remarked that an easement will need
44 to be made and curb, gutter, and sidewalk installed on 100 South. The fence line will need to be put on
45 the property line. Easements will need to be noted on the plat.

46 Commission Member Diaz MOVED to approve Dutson Section 12 minor subdivision preliminary plat
47 with the requirement of curb, gutter, and sidewalk installation on 100 South, and easements noted on
48 the plat. The motion was SECONDED by Council Liaison Killpack. Chairman Droubay asked if there were
49 any questions or comments regarding the motion. There being none, he called for a vote.

50 Motion made by Diaz, Seconded by Killpack.

51 Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart
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- 53 3. Jose Alfredo Marquez; Zone Change from R2 to R4 Request
54 Action: Discussion/Consideration for approval

55 Jose Alfredo Marquez was seeking a zone change from R2 to R4. Chairman Droubay remarked that
56 based on the public's opinion that was present at the Public Hearing, it was a resounding no.
57 Commission Member Carter said the request was similar to a spot zone, and Council Liaison Killpack
58 worried about the density on the south side of town.

59 Vice Chairman Carter MOVED to deny Jose Alfredo Marquez' zone change from R2 to R4. A negative
60 recommendation will be sent to City Council. The motion was SECONDED by Commission Member
61 Stewart. Chairman Droubay asked if there were any questions or comments regarding the motion.
62 There being none, he called for a vote.

63 Motion made by Vice Chairman Carter, Seconded by Stewart.

64 Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart
65

- 66 4. Proposed Land Use amendments
67 Action: Discussion/Consideration for approval

68 City Attorney Anderson provided the Planning and Zoning Commission with proposed land use
69 amendments.

70 There was an addition that allowed two alternate Planning and Zoning Commission Members that
71 would attend the meeting and fill seats if needed. There was a revision of the quorum to allow the
72 Chairman to vote.

73 Parking will have to be located on site for new construction. Commercial construction would differ
74 from residential. Vice Chairman Carter and Chairman Droubay would like to expand parking for
75 preexisting businesses to half a block or 660 feet.

76 The tandem parking section was clarified that tandem parking shall not be considered toward
77 minimum parking requirements. Area between garage and street or public right-of-way shall be
78 considered tandem parking, meaning that minimum parking requirements may be satisfied by parking
79 within the garage, or in front of the garage, but not both.

80 The fencing section was changed to add that sufficient room must be left for the sidewalk and the
81 corner lot definition was removed to avoid conflict with other areas of the code.

Commission Member Diaz MOVED to approve the land use amendments and send to City Council with a positive recommendation. The motion was SECONDED by Commission Member Smith. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Diaz, Seconded by Smith.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

ADJOURN

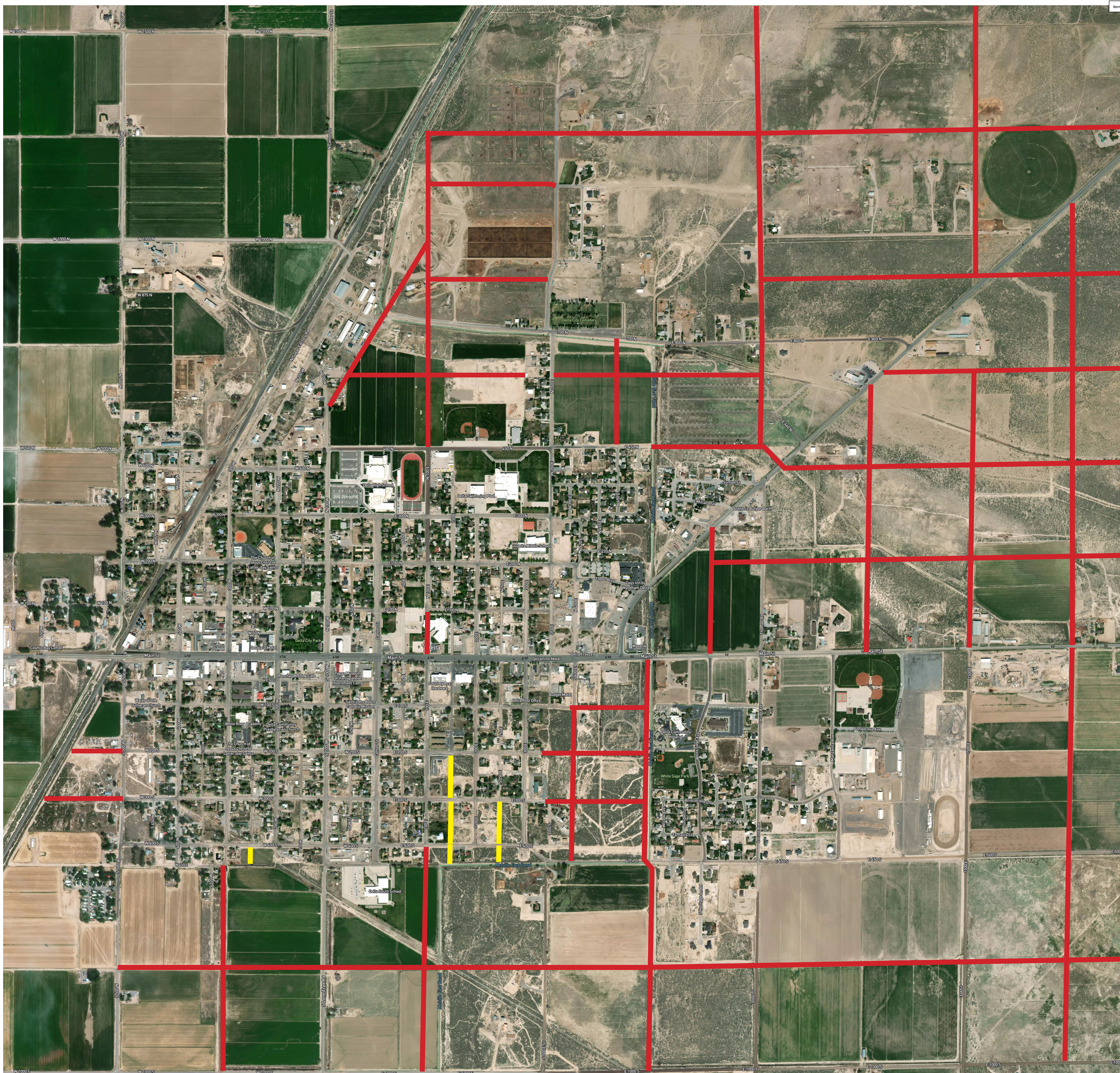
Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Vice Chairman Carter. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Vice Chairman Carter.

Voting Yea: Vice Chairman Carter, Curtis, Diaz, Chairman Droubay, Smith, Killpack, Pace, Stewart

The meeting was adjourned at 8:35 p.m.

Sherri Westbrook, Recorder



Title Block

