



**DELTA CITY PLANNING & ZONING PUBLIC HEARING**  
**Wednesday, October 13, 2021 at 6:45 PM**  
**Delta City Municipal Complex Council Chambers\***

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**AGENDA**

**CALL TO ORDER**

**MINUTES APPROVAL**

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

1. The purpose of the public hearing is to receive and consider public comment regarding the proposed rezoning of the following, more specifically described as 32.83 Acres North of 990 N between 500 E & 1000 E; Notch Peak Views Phase 5. Legal description:

32.83 ACRES

BEGINNING AT A POINT N0°51'16"E, 608.84 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 6, T17S, R6W, SLB&M; THENCE ALONG THE NORTH LINE OF 990 NORTH STREET THE FOLLOWING 3 COURSES: N89°08'21"W, 425.38 FEET; THENCE N82°49'21"W, 683.87 FEET; THENCE N90°00'00"W, 236.23 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE N01°13'00"E, 1008.23 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE N89°04'38"E, 1335.56 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°51'16"W, 1121.47 FEET TO THE POINT OF BEGINNING.

Proposed zone change is from Rural Residential 2 (R-R-2) to Rural Residential (R-R). Rob Droubay, applicant. The Commission will consider input from all interested parties prior to making a recommendation to the Delta City Council on this issue.

**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 Wednesday, October 6, 2021.

**Sherri Westbrook, Recorder**



delta.utah.gov

## DELTA CITY COUNCIL PUBLIC HEARING NOTICE

**WEDNESDAY,  
October 13, 2021**

**Delta City Municipal Complex  
76 N 200 W  
DELTA, UT 84624  
435.864.2759**

**BEGINS 6:45 P.M.**

### Notice

The Planning and Zoning Commission of Delta, Utah will hold a Public Hearing on Wednesday, October 13, 2021 at the Delta City Municipal Complex located at 76 N 200 W in Delta, Utah, that will begin promptly at 6:45 p.m. The purpose of the public hearing is to receive and consider public comment regarding the proposed rezoning of the following, more specifically described as 32.83 Acres North of 990 N between 500 E & 1000 E; Notch Peak Views Phase 5. Legal description:

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**Delta City**  
76 N 200 W  
Delta, UT 84624  
435-864-2759, 435-864-4313fax

## Application to Appear

AZ1-812-

### APPLICANT INFORMATION

2021 AUG 12 16:22

Applicant Name ROB DROUBAY  
Contact Name \_\_\_\_\_  
Contact Number 435 406 1192  
Contact Email rob@droubaychevrolet.com  
Mailing Address 990 N 350 E  
City, State, Zip DELTA

### APPEARANCE INFORMATION

Request to appear before:  
☐ City Council ☒ Planning & Zoning ☐ Other: \_\_\_\_\_

Date you wish to appear: SOON

Subject Summary: ZONE CHANGE APP

#### Subject Detail:

Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.

WISH TO CHANGE ZONE FROM RR2 TO  
RR1 ON APPROX 30 ACRES NORTH OF  
990 N BETWEEN 500 E & 1000 E

Action Requested: PUBLIC HEARING / PZ APPROVAL

Applicant Signature [Signature] Date 8/12/21

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: [Signature] For City Use \_\_\_\_\_ Date: 8/12/21

September 30, 2021

Attention: Delta City Planning and Zoning Commission and Delta City Council

Re: Request for Zone change from RR2 to RR1 on 32 acres north of 990 North between approximately 550 East and 1000 East, Delta, UT

Dear Commission and City Council members,

I am requesting a zone change on approximately 32 acres of property that is currently zoned RR2 and ask that it be rezoned as RR1. Please see attached description and map.

The reason for the request is the unanticipated interest in the 1 acre lots versus the 2+ acres size.

My feeling is that it doesn't change the master plan in that it all stays rural residential with the accompanying allowance for rural activities such as farm animals etc.

I think it will add benefit to the city as there will be all the curb, gutter, sidewalk, and road requirements which aren't necessary in RR2. Additionally it will allow for more homes which will translate to more hookups and collections for Delta City.

We do have an obstacle with water pressure regardless of the zone. I am agreeable to help with a solution and am glad to be involved in that discussion.

Please feel free to direct any questions or concerns to me personally at email [rob@droubaychevrolet.com](mailto:rob@droubaychevrolet.com) or to my cell phone 435.406.1192.

Thank you,

Rob Droubay



## NOTCH PEAK VIEWS PHASE 5

## ZONE CHANGE DESCRIPTION

32.83 ACRES

BEGINNING AT A POINT N0°51'16"E, 608.84 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 6, T17S, R6W, SLB&M; THENCE ALONG THE NORTH LINE OF 990 NORTH STREET THE FOLLOWING 3 COURSES: N89°08'21"W, 425.38 FEET; THENCE N82°49'21"W, 683.87 FEET; THENCE N90°00'00"W, 236.23 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE N01°13'00"E, 1008.23 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE N89°04'38"E, 1335.56 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°51'16"W, 1121.47 FEET TO THE POINT OF BEGINNING.

