



DELTA CITY PLANNING & ZONING REGULAR MEETING

Wednesday, March 09, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

AGENDA

CALL TO ORDER

MINUTES APPROVAL

- [1.](#) Meeting Minutes Approval: 2022-02-09 Planning & Zoning Public Hearing
- [2.](#) Meeting Minutes Approval: 2022-02-09 Planning & Zoning Commission Meeting

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

3. Colin Christensen; Proposed zone change from R-1-B to R-2 at 365 E 450 S
Action: Discussion/Consideration for approval
4. Dent Kirkland; Containers/Tiny Houses
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, March 7, 2022**.

Sherri Westbrook, Recorder



DELTA CITY PLANNING & ZONING PUBLIC HEARING
Wednesday, February 09, 2022 at 6:30 PM
Delta City Municipal Complex Council Chambers*

MINUTES

CALL TO ORDER

PRESENT

Richard Jones
 Kelly Carter
 Phil Diaz
 Don Smith
 Nick Killpack

ABSENT

Megan Davies
 Derek Curtis
 Chad Droubay

ALSO PRESENT

Todd Anderson
 Margarita Phillipsen
 Rodney Phillipsen
 Marcos Lazaro
 Kiley Chase
 Rob Droubay
 John Niles
 Michelle Lovejoy
 Brett Bunker
 Sherri Westbrook
 Dent Kirkland

Planning and Zoning Commission Chairman Jones called the meeting to order at 6:31 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 –

The Planning and Zoning Commission Public Hearing was to receive and consider public comment regarding the proposed Ordinance 22-292 amending titles 16 and 18 of the Delta City code pertaining to, among other things, removal of remnant language regarding conditional use permits, requirement that preliminary subdivision plats are approved by the Delta City Council, adjusting available uses of real property fronting narrow rights-of way, corrections to code generally.

Margarita Phillipsen asked for a general recap of the changes to code 16 and 18., Council Member Killpack provided to her a broad summary that the Ordinance changes the process of approving preliminary plats,

they will get preapproved by the Planning and Zoning Commission and City Council. Previously they were preapproved only by the Planning & Zoning. In the future, when subdividing on a narrow right-of-way, there will need to be improvements made as stated in the code.

Public Works Director Kirkland informed the Planning and Zoning Commission that this will have an effect on the Phillipsen's lot. Delta City is looking at vacating the road, but that would limit the subdivision and building of future lots.

Council Member Chase inquired about why the preliminary plats were going to City Council as well. Commission Member Carter and Chairman Jones agreed that there would be more checks and balances, and less things being missed.

ADJOURN

The Planning and Zoning Commission Public Hearing closed at 6:52 p.m.

Sherri Westbrook, Recorder



DELTA CITY PLANNING & ZONING COMMISSION REGULAR MEETING

Wednesday, February 09, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones
Kelly Carter
Phil Diaz
Don Smith
Nick Killpack

ABSENT

Derek Curtis
Megan Davies
Chad Droubay

ALSO PRESENT

Todd Anderson
Sherri Westbrook
Brett Bunker
Michelle Lovejoy
Dent Kirkland
John Niles
Rob Droubay

CALL TO ORDER

Planning and Zoning Commission Chairman Jones called the meeting to order at 7: 04 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: 2022-01-12 Planning & Zoning Commission Meeting

Commission Member Diaz MOVED to approve the minutes of the Planning and Zoning Meeting held 1/12/2022. The motion was SECONDED by Council Member 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 Diaz, Seconded by Killpack.

Voting Yea: Jones, Carter, Diaz, Smith, Killpack

Commission Members Curtis, Droubay, and Davies were absent

2. Meeting Minutes Approval: 2022-01-12 P&Z City Council Executive Meeting

Commission Member Carter would like a change to line 47 to read no single family homes.

Commission Member Carter MOVED to approve the minutes of the Planning and Zoning/City Council Executive-Meeting held 1/12/2022 with the changes recommended. The motion was SECONDED by Council Member 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: Jones, Carter, Diaz, Smith, Killpack

Commission Members Curtis, Droubay, and Davies were absent

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

3. Ordinance 22-292; amending Titles 16 and 18 of the Delta City Code
Action: Discussion/Consideration for approval

City Attorney Anderson informed the Commission that he will use Municode, which is live software, to work on as they go through the changes.

The preliminary plat approval previously stopped at Planning and Zoning, with the changes, it will now go to City Council for approval as well. The preliminary plat will proceed to City Council based on a positive recommendation from Planning and Zoning. Chairman Jones was concerned about if there would be a time adage along with another step, but Public Works Director Kirkland said that it would only add another week, and is typically put on the next agenda. The final plat is currently being approved at Planning and Zoning and City Council, but Council Member Killpack and Mayor Niles did not see any reason for the final plat to go to City Council. Attorney Anderson will check to make sure there is no conflict with the state to remove that step.

There was a discussion about Title 16.32.030 about the surfacing of the roads. The Commission would like the code to state the road will be surfaced to the City's specifications. Commission Member Diaz asked if they could cement the road instead of paving it, and then suggested the hard surfacing wording in the code be fixed. Chairman Jones would like to change the definition of streets.

The Commission would like to clean up the section on condominiums and town homes.

The definition of a dwelling multifamily is anything over a 4-plex, ~~but~~ the Commission would like to see a 4-plex be the maximum allowed.

The addition of a welding/-machine shop was suggested to be ~~added to be~~ allowed in the industrial zone.

There was a discussion about how many parking spaces were needed per dwelling unit. The Commission agreed that the garage counts as tandem parking between the garage and the street (thus only being one spot including the inside garage parking), and that there should be 3 spaces per dwelling unit, plus an additional space for every two units built.

Council Member Killpack MOVED to accept Ordinance 22-292 based on revisions. 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 Killpack, Seconded by Carter.

Voting Yea: Jones, Carter, Smith, Diaz, Killpack

Commission Members Curtis, Droubay, and Davies were absent

ADJOURN

Commission Member Carter MOVED to adjourn the meeting. This motion was SECONDED by Commission Member 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: Jones, Carter, Smith, Diaz, Killpack

Commission Members Curtis, Droubay, and Davies were absent

The meeting was adjourned at 9:36 p.m.



Sherri Westbrook, Recorder