



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, September 11, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2024-08-14

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

2. Alecia Turner: Plat Map Amendment
Action: Discussion/Consideration for approval
3. Scott Harmon; Utah Housing Corporation: Proposed Rezone of Parcel ID: 4232-3 (5.52 Acres) from R1 - R2 (Approx. location 360 W from 495 - 900 S)
Action: Discussion/Consideration for approval

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, September 9, 2024**.

Sherri Westbrook, Recorder

1



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, August 14, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

2 PRESENT

- | | | | |
|---|--------------------------------|---|-------------------------------------|
| 3 | Commission Member Derek Curtis | 6 | Council Liaison Nick Killpack |
| 4 | Chairman Chad Droubay | 7 | Commission Member Dillon Pace |
| 5 | Commission Member Don Smith | 8 | Commission Member Tamara Stewart |
| | | 9 | Commission Member Chris Christensen |

10 NOT PRESENT

11 Commission Member Lindsey Dutson

12 ALSO PRESENT

- | | | | |
|----|-----------------|----|--------------------|
| 13 | Jake Nielson | 17 | Michelle Lovejoy |
| 14 | Alyssa Nielson | 18 | Sherri Westbrook |
| 15 | Jose A. Marquez | 19 | Dent Kirkland |
| 16 | Todd Anderson | 20 | Paiton Christensen |

21 CALL TO ORDER

22 Planning and Zoning Chairman Droubay called the meeting to order at 7:00 p.m. He stated that notice of
23 the time, place, and agenda of the meeting had been posted at the City Municipal Complex, on the Utah
24 Public Notice website, on the Delta City website, and had been provided to the Millard County Chronicle-
25 Progress and each member of the Commission at least two days before the meeting.

26 MINUTES APPROVAL

27 1. Meeting Minutes Approval: Planning & Zoning Commission Public Hearing 2024-06-12

28 Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning
29 Commission Public Hearing held on 6/12/2024. The motion was SECONDED by Commission Member
30 Pace. Chairman Droubay asked if there were any questions or comments regarding the motion. There
31 being none, he called for a vote.

32 Motion made by Christensen, Seconded by Pace.

33 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

35 2. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2024-06-12

36 Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning
37 Commission Meeting held on 6/12/2024. The motion was SECONDED by Commission Member Pace.
38 Chairman Droubay asked if there were any questions or comments regarding the motion. There being
39 none, he called for a vote.

40 Motion made by Christensen, Seconded by Pace.

41 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

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

- 44 3. Jose A. Marquez: Marquez Minor Subdivision renewal
- 45 Action: Discussion/Consideration for approval

46 Jose Marquez appeared before the Commission to renew the plat update on the Marquez Minor
 47 Subdivision. Public Works Director Kirkland noted that a renewal is required since it has been almost a
 48 year. Marquez can move forward with lot two, but lots three and four must wait until the road has
 49 been vacated. The boundary description will need to be updated, and it was recommended that the
 50 County Recorder review the plat before the surveyor prints it. The Commission suggests taking the
 51 road vacation in phases, and Council Member Killpack recommended moving Marquez’s road vacation
 52 to the top of the list and having a public hearing.

53 Commission Member Christensen MOVED to approve the renewal of the Marquez Minor Subdivision.
 54 Commission Member Stewart SECONDED the motion. Chairman Droubay asked if there were any
 55 questions or comments regarding the motion. There being none, he called for a vote.

56 Motion made by Christensen, Seconded by Stewart.
 57 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen
 58

- 59 4. Jake Nielson: Present a Conceptual Plan for subdivision at 260 S 100 W and 244 S 100 W, Delta
- 60 Action: Discussion/Consideration for approval

61 Jake Nielson appeared before the Commission to present a conceptual plan for a subdivision. On the
 62 narrow right-of-way, Nielson would like to build a four-plex on one lot and a single-family house on the
 63 other. There is not enough square footage to meet the requirement, so he would like to take some
 64 footage from the other lot to make frontage as well. If he took 200 square feet from the single-family
 65 lot, there would be enough square footage to meet the requirements. The frontage requirement is 70
 66 feet, which is currently 69 feet, so Nielson hoped to be grandfathered in. An existing garage that is
 67 located on the lot line would be removed. The Commission recommended that the lots stay usable.

68 There is no road there, and it would be Nielson’s responsibility to chip-seal it. Public Works Director
 69 Kirkland stated that the city would put millings down on a few of the roads, and this was one of the
 70 roads chosen. Kirkland does not want to put millings down in the next few weeks if Nielson will need
 71 to dig it up to get utilities there. Kirkland could grant a permit to extend the main line, but if the
 72 subdivision does not get approved, that would be a risk for Nielson.

73 **ADJOURN**

74 Commission Member Christensen MOVED to adjourn the meeting. Council Liaison Killpack SECONDED the
 75 motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There
 76 being none, he called for a vote.

77 Motion made by Christensen, Seconded by Killpack.
 78 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

79 The meeting was adjourned at 7:42 p.m.
 80

81 **Sherri Westbrook, Recorder**



Delta City
76 N 200 W
Delta, UT 84624
435-864-2759, social@delta.utah.gov

Application to Appear

Application # A24-903-107
(to be assigned by Delta City)

APPLICANT INFORMATION

Applicant Name Alecia Turner
Contact Name Alecia Turner
Contact Number 435-864-8001
Contact Email aleciariding@hotmail.com
Mailing Address PO Box 22
City, State, Zip Delta UT 84624

APPEARANCE INFORMATION

Request to appear before:
 City Council Planning & Zoning Other: _____

Date you wish to appear: Next available or: Sept 11, 2024

Subject Summary: Subdivision Platt Amendment

Subject Detail:

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

my property is a single subdivision - I need it amended to be able to adjust my property lines. as of now, I can't add or do any boundary line adjustments. 169E 300S.

Action Requested: _____

2024 SEP 3 12:37

Applicant Signature Alecia Turner Date 9/3/24

This application, applicable fees and ALL necessary documents must be received at least (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: RP
Initial Transaction Log #: _____
Notes: _____

For City Use

Date: 9/3/24
Fees: \$25.00
Paid Stamp: # 1186250



Delta City
 76 N 200 W
 Delta, UT 84624
 435-864-2759, social@delta.utah.gov

Application to Appear Item 3.

Application # _____
 (to be assigned by Delta City)

APPLICANT INFORMATION

Applicant Name Utah Housing Corporation

Contact Name Scott Harmon

Contact Number 801-902-8235

Contact Email sharmon@uthc.org

Mailing Address 2479 S. Lake Park Blvd

City, State, Zip West Valley City, Utah, 84120

APPEARANCE INFORMATION

Request to appear before:

City Council Planning & Zoning Other: _____

Date you wish to appear: Next available or: _____

Subject Summary: Rezone parcel ID: 4232-3 (5.52 Acres) from R1- to R2

Subject Detail:

Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.
Utah Housing Corporation would like to develop affordable housing in Delta. We are under contract to purchase land from Charlie Edwards located at the south end of 320 West Rd.

With city approval to rezone this property R2, we would build twin-homes on the property. These homes will be built with our rent to own program (CROWN). The tenants will be low to moderate income households who will have the opportunity to purchase the homes after 15 years.

Action Requested: Rezone parcel ID: 4232-3 (5.52 Acres) from R1- to R2

Applicant Signature Scott Harmon Date 8/28/2024

This application, applicable fees and ALL necessary documents must be received at least (8) eight days prior to the scheduled meeting that you wish to attend.

For City Use

Received by: _____
 Initial Transaction Log #: _____
 Notes: _____

Date: _____
 Fees: _____
 Paid Stamp: _____

Parcel Map

Item 3.



Zoning Map

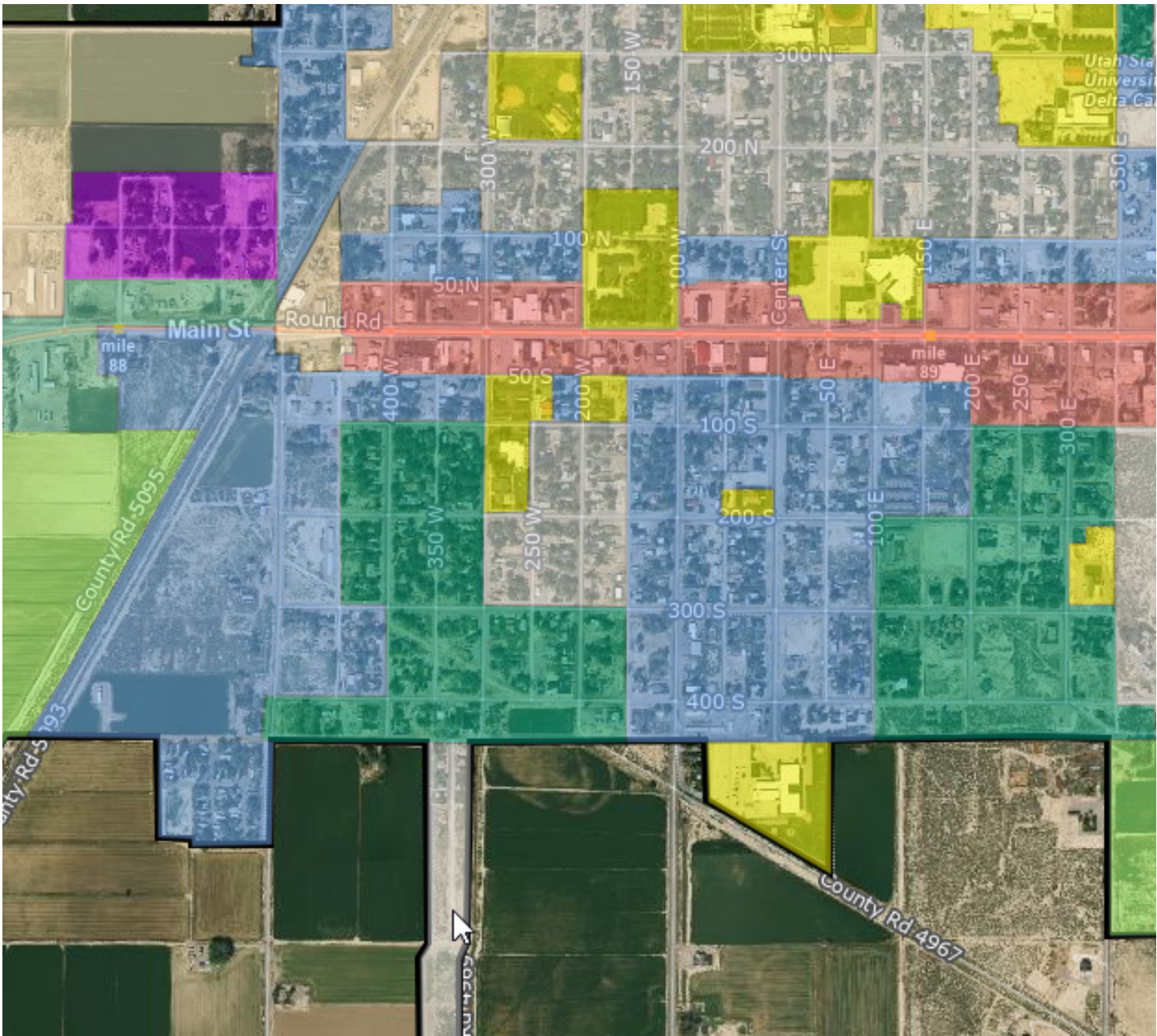






EXHIBIT A

The Land referred to herein below is situated in the County of Millard, State of Utah, and is described as follows:

BEGINNING AT A POINT SOUTH 89°51'00" EAST ALONG SECTION LINE 1327.36 FEET AND SOUTH 00°24'30" WEST 395.38 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 13, TOWNSHIP 17 SOUTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE MEADOW PARK SUBDIVISION PLAT "A"; THENCE NORTH 89°35'30" WEST 100 FEET; THENCE SOUTH 77°00'34" WEST 61.68 FEET; THENCE NORTH 89°35'30" WEST 100 FEET; THENCE SOUTH 00°24'30" WEST 904.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89°53'47" EAST 260 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00°24'30" EAST 925 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING IN DEL PARK ANNEXATION OF DELTA CITY.

LESS: BEGINNING AT A POINT SOUTH 89°49'01" EAST ALONG A SECTION LINE 1327.39 FEET AND SOUTH 0°26'29" WEST 1225.21 FEET OF THE NORTH QUARTER OF SECTION 13, TOWNSHIP 17 SOUTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 0°16'29" WEST 35 FEET; THENCE NORTH 89°51'48" WEST 35 FEET; THENCE NORTH 0°26'29" EAST 35 FEET; THENCE SOUTH 89°54'48" EAST 35 FEET TO THE POINT OF BEGINNING.

FOR REFERENCE ONLY - APN: D-4232-3

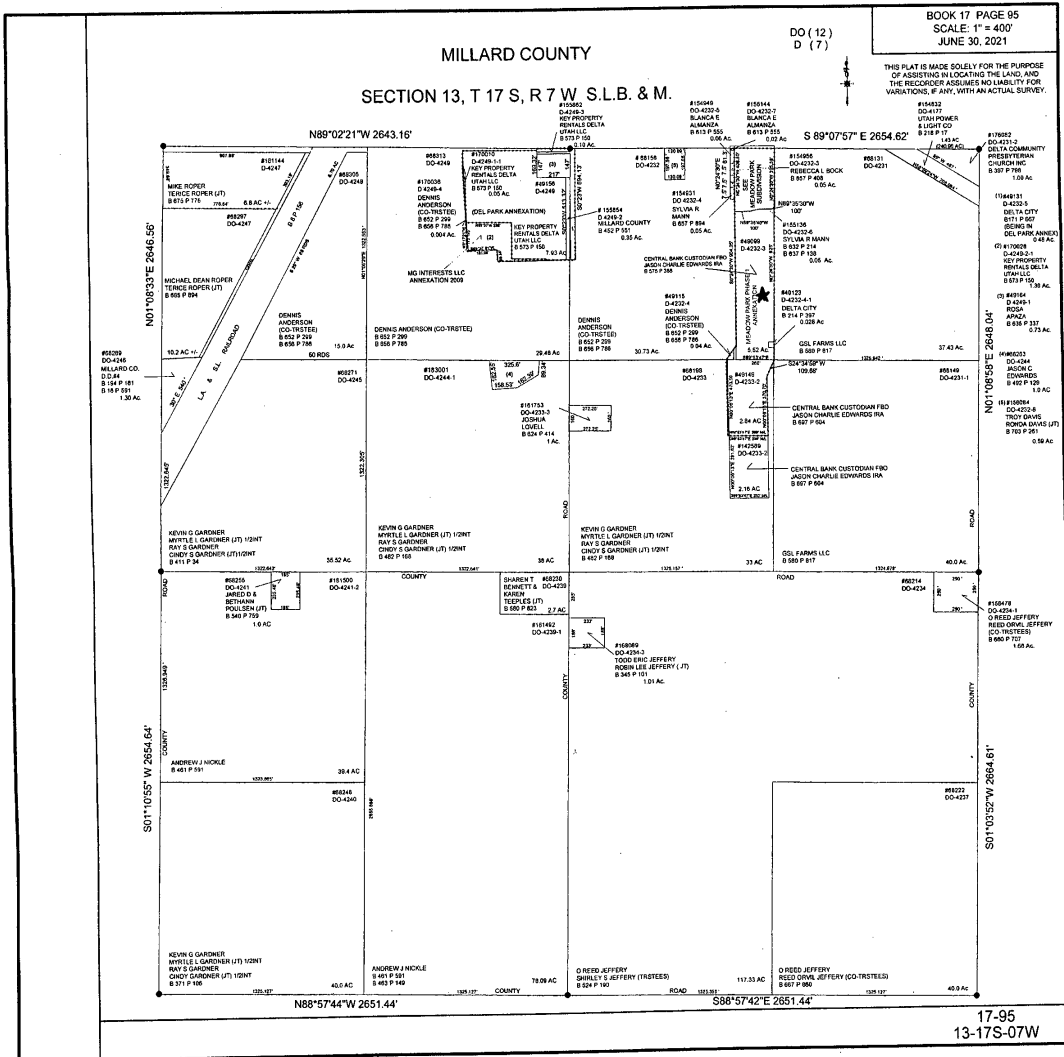
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Twin home Examples



