

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

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), <u>as amended</u>. 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



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, August 14, 2024 at 7:00 PM
Delta City Municipal Complex Council Chambers*

MINUTES

2	PRE	ESENT				
3 4 5	Cha	mmission Member Derek Curtis airman Chad Droubay mmission Member Don Smith	6 7 8 9	Council Liaison Nick Killpack Commission Member Dillon Pace Commission Member Tamara Stewart Commission Member Chris Christensen		
10 11		T PRESENT mmission Member Lindsey Dutson				
12	ALS	SO PRESENT				
13 14 15 16	Aly: Jose	e Nielson ssa Nielson e A. Marquez ld Anderson	17 18 19 20	Michelle Lovejoy Sherri Westbrook Dent Kirkland Paiton Christensen		
21	CAI	LL TO ORDER				
22 23 24 25	Planning and Zoning Chairman Droubay called the meeting to order at 7:00 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.					
26	MII	NUTES APPROVAL				
27	1.	Meeting Minutes Approval: Planning & Zonir	ng Commi	ssion Public Hearing 2024-06-12		
28 29 30 31	Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing held on 6/12/2024. 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.					
32 33 34		Motion made by Christensen, Seconded by P Voting Yea: Curtis, Chairman Droubay, Smith		. Pace, Stewart, Christensen		
35	2.	Meeting Minutes Approval: Planning & Zonir	ng Commi	ssion Meeting 2024-06-12		
36 37 38 39	Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 6/12/2024. 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.					
40 41 42	Motion made by Christensen, Seconded by Pace. Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen					
43	BUSINESS – Any such business as may come before the Commission.					

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

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

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

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

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

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

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

ADJOURN

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

Motion made by Christensen, Seconded by Killpack.

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

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

Sherri Westbrook, Recorder



Notes:

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

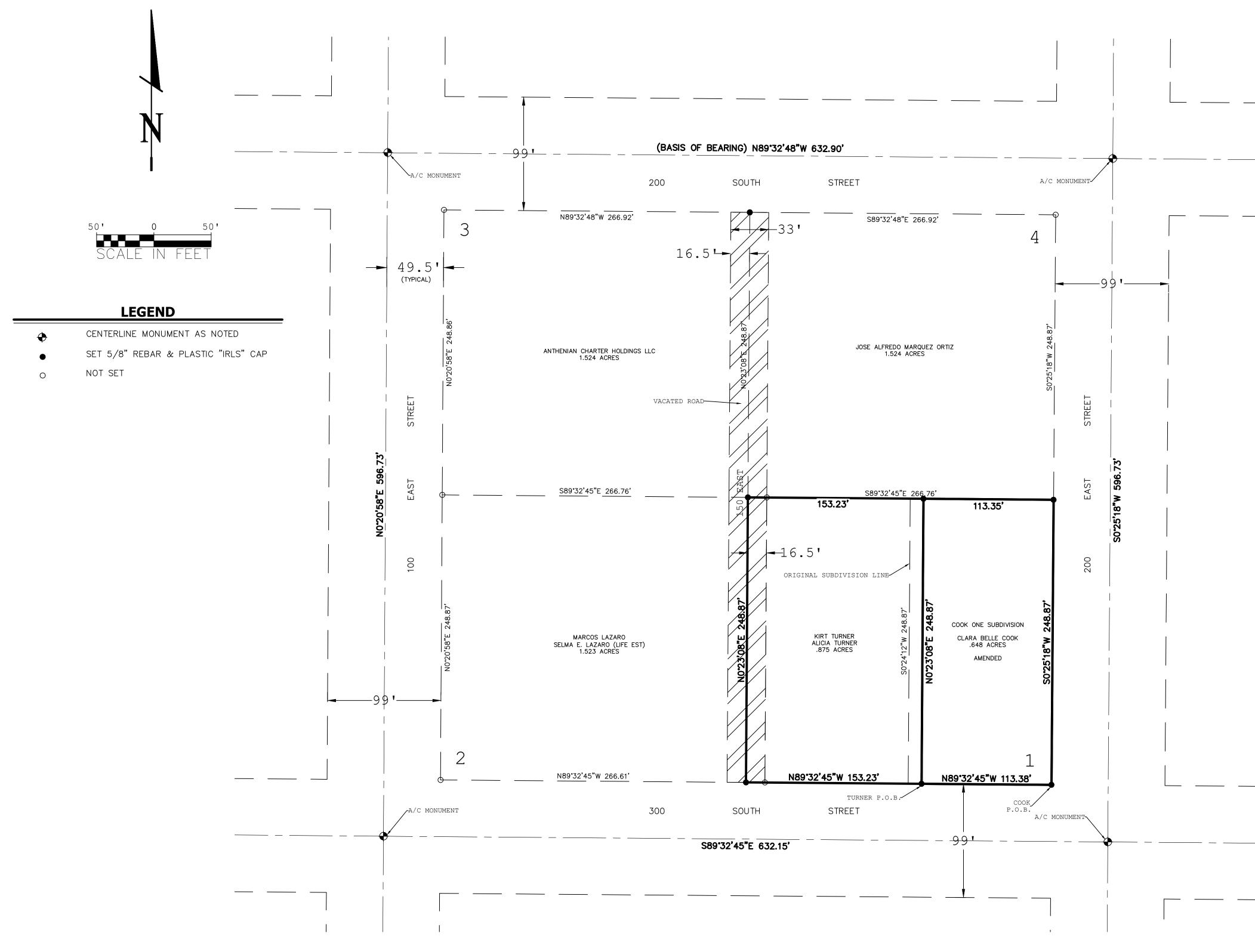
Application to Appear

Application # 124-903-107
(to be assigned by Delta City)

APPLICANT INFOR	MATION	
Applicant Name	Alecia Turner	
Contact Name	Alecia Turner	
Contact Number	435-864-8001	
Contact Email	aleciariding @ hotma	il.com
Mailing Address	PO Box 22	
City, State, Zip	Delta UT 84624	
APPEARANCE INFO	ORMATION	
Request to appear b City Council	efore: Planning & Zoning	Other:
ate you wish to app	pear: Next available or: 500	H 11, 2024
subject Summary:	Subdivision Platt Am	endment
ubject Detail: e as specific as possible	e, with as much detail as possible. Include any docun	nents, maps, etc.
amended as of	ny property is a single substable to be able to adjust now, I can't add or ents. 169E 30US.	my property lines.
Action Requested:		2024 SEP 3 1
pplicant Signature	alecia Tin	Date 9 3/24
	able fees and ALL necessary documents must be a get that you wish to attend.	received at least (8) eight days prior
eceived by:	For City Use	Date: 93124
nitial Transaction Log #:		Fees: \$ 75,00

COOK ONE SUBDIVISION, AMENDED

LOCATED IN BLOCK 27, DELTA TOWNSITE SURVEY, MILLARD COUNTY, UTAH



ACCEPTANCE BY LEGISLATIVE BODY

THE DELTA CITY COUNCIL, OF MILLARD COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF ______, 20_____.

APPROVED:		ATTEST:	
	MAYOR		CLERK/RECORDER

DELTA CITY PUBLIC WORKS APPROVAL

APPROVED THIS_____DAY OF _____, 20____.

DELTA CITY PUBLIC WORKS DIRECTOR

DELTA CITY ATTORNEY APPROVAL

APPROVED THIS____DAY OF _____, 20___. SUBJECT TO THE FOLLOWING CONDITIONS_____

COUNTY RECORDER APPROVAL

APPROVED THIS_____DAY OF _____, 20__

COUNTY RECORDER

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF ______, 20__ BY DELTA CITY PLANNING COMMISSION

PLANNING COMMISSION CHAIR SECRETARY

COUNTY TREASURER APPROVAL

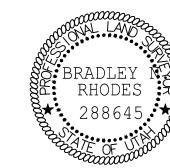
APPROVED THIS_____DAY OF _____, 20__

COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288645, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF "COOK ONE SUBDIVISION AMENDED", A RESIDENTIAL SUBDIVISION LOCATED IN MILLARD COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT

BRADLEY N. RHODES P.L.S. NO. 288645



SUBDIVISION DESCRIPTION

(0.648 ACRES)

BEGINNING AT THE S.E. CORNER OF BLOCK 27. PLAT "A', DELTA TOWNSITE SURVEY, MILLARD COUNTY, UTAH; THENCE ALONG THE BLOCK LINE N89°32'45"W, 113.38 FEET; THENCE N0°23'08"E, 248.87 FEET TO THE SOUTH LINE OF LOT 4 OF SAID BLOCK; THENCE ALONG SAID LOT LINE S89°32'45"E, 113.53 FEET TO THE S.E. CORNER OF SAID LOT 4; THENCE ALONG THE BLOCK LINE S0°25'18"W, 248.87 FEET TO THE POINT OF BEGINNING.

TURNER DESCRIPTION

(0.875 ACRES)

BEGINNING AT A POINT ALONG THE BLOCK LINE N89°32'45"W, 113.38 FEET FROM THE S.E. CORNER OF BLOCK 27. PLAT "A', DELTA TOWNSITE SURVEY, MILLARD COUNTY, UTAH; THENCE ALONG SAID BLOCK LINE N89°32'45"W, 153.23 FEET; THENCE N0°23'08"E, 248.87 FEET; THENCE ALONG THE SOUTH LINE OF LOT 4 OF SAID BLOCK AND THE EXTENSION THEREOF 153.23 FEET; THENCE S0°23'08"W, 248.87 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THIS SURVEY WAS REQUESTED BY CLARA BELL COOK. THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 1, COOK ONE SUBDIVISION, DELTA TOWNSITE SURVEY, MILLARD COUNTY.

THE BASIS OF BEARING IS FROM CENTERLINE MONUMENTS BEING BETWEEN THE INTERSECTION OF 200 EAST & 200 SOUTH AND THE INTERSECTION OF 200 EAST & 300 SOUTH, HAVING A BEARING OF S0°25'845"W AND A DISTANCE OF 593.73 FEET.

OWNER'S DEDICATION

OWNER'S DEDICATION KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER'S OF THE TRACT OF LAND DESCRIBED BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SUBDIVISION WITH LOTS, STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS COOK ONE SUBDIVISON AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND AGREE TO SAVE DELTA CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH DELTA CITY'S USE, OPERATION, AND MAINTENANCE ON THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN	WITNESS	WHEREOF,	WE	HAVE	HEREUNTO	SET	OUR	HANDS	THIS_	DAY (OF	_ 20

SIGNE):	
00011	O 1 1 E	_

COOK ONE SUBDIVISION

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF MILLARD)

ON THIS THE_____DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF MILLARD, IN THE STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

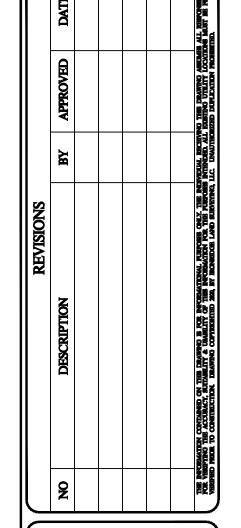
NOTARY PUBLIC	
MY COMMISSION	EXPIRES

UTILITY AGREEMENT

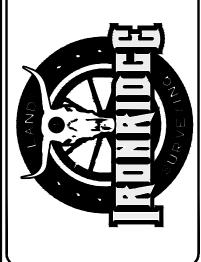
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTION INCLUDING TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME SHALL ANY PERMANENT STRUCTURES BE PLACE WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

UTILITIES APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHTS-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHTS-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. UTILITIES MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF UTILITY SERVICES. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN THE RIGHTS-OF-WAY, PLEASE CONTACT AFFECTED UTILITY RIGHTS-OF-WAY DEPARTMENT.

1 COMPANY		2COMPANY	
SIGNATURE	DATE	SIGNATURE	DATE
TITLE		TITLE	
3 COMPANY		4 COMPANY	
SIGNATURE	DATE	SIGNATURE	DATE
TITLE		TITLE	



S90 NORTH 800 WEST, SUITE B
CEDAR CITY, UTAH 84721
(435) 592-3152
BRAD@IRONRIDGELAND.COM



OK ONE SUBDIVISION
AMENDED
FOR
CLARA BELL COOK

SCALE:

I" = 50

DRAWN BY:

TN

CHECKED BY:

Ţ__



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

Application to Appear

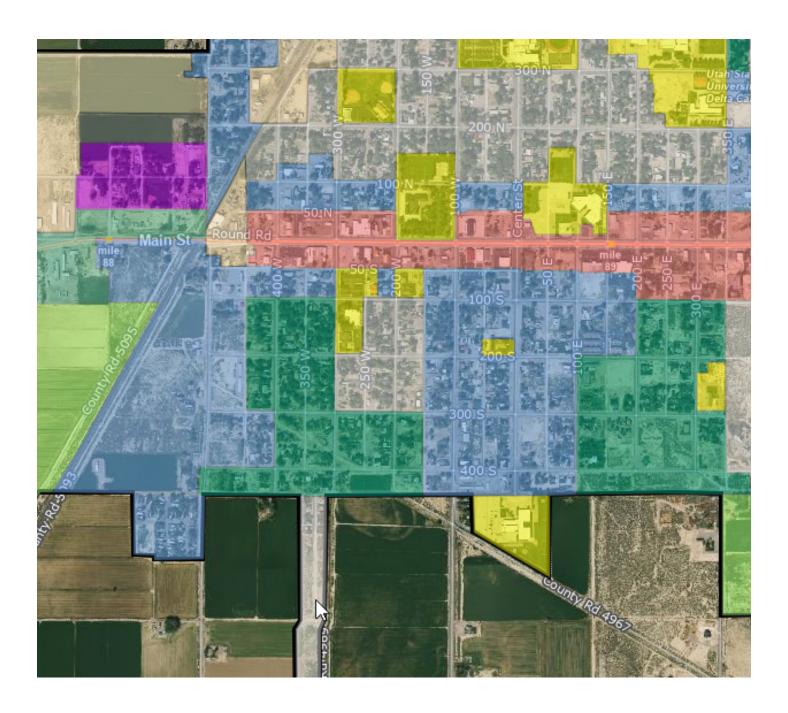
Application # ________(to be assigned by Delta City)

APPLICANT INFORMATION								
Applicant Name <u>Utah Housing Corporation</u>								
Contact Name	Contact Name Scott Harmon							
Contact Number	Contact Number <u>801-902-8235</u>							
Contact Email	Contact Email sharmon@uthc.org							
Mailing Address	g Address 2479 S. Lake Park Blvd							
City, State, Zip	West Valley City, Utah, 84120							
APPEARANCE INF	ORMATION							
Request to appear b	oefore: Planning & Zoning	Other:						
Date you wish to ap	pear: X Next available or:							
Subject Summary:	Rezone parcel ID: 4232-3 (5.5	52 Acres) from R1- to R	2					
Utah Housing Corpo	ole, with as much detail as possible. In pration would like to develop affo m Charlie Edwards located at th	rdable housing in Delta.	We are under contract					
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	Applicant Signature Scott Harmon Date 8/28/2024							
	able fees and ALL necessary docung that you wish to attend.	ments must be received a	t least (8) eight days prior					
	For City U	Jse						
Received by: Initial Transaction Log #:		Date: Fees:	<u>_</u> _					
Notes:		Paid Stamp:	6					

Parcel Map



Zoning Map





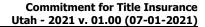




EXHIBIT A

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 100°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

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

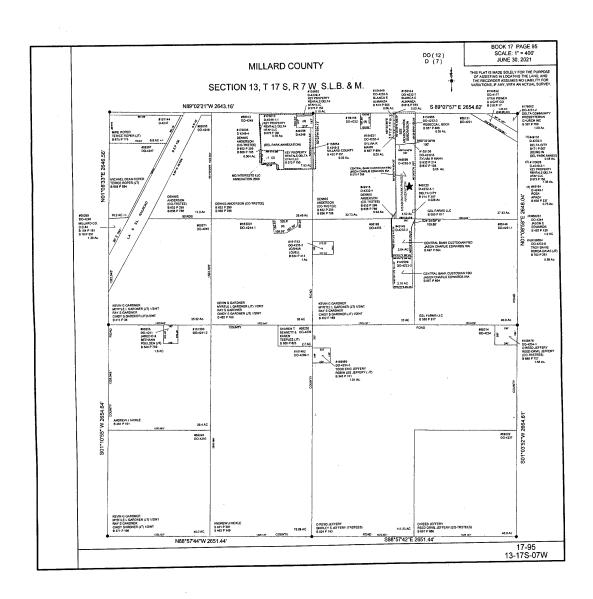
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Twin home Examples







