



DELTA CITY PLANNING & ZONING COMMISSION MEETING
Wednesday, November 10, 2021 at 7:00 PM
Delta City Municipal Complex Council Chambers*

AGENDA

CALL TO ORDER

MINUTES APPROVAL

- [1.](#) 2021-10-13 Planning & Zoning Public Hearing
- [2.](#) 2021-10-13 Planning & Zoning Commission Meeting

ADJOURN

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

3. Richard Jones; Delta City Road Master Plan
Action: Discussion/Consideration for approval
4. Rob Droubay; Zone Change request (tabled from previous meeting)
Action: Discussion/Consideration for approval
- [5.](#) Curtis Peterson; Subdivision Approval
Action: Discussion/Consideration for approval
- [6.](#) Lisa Myers/Joan Myers; Manzanita Subdivision Approval
Action: Discussion/Consideration for approval
- [7.](#) Colin Christensen; Zone Change for property
Action: Discussion/Consideration for approval
8. Attorney Anderson; Proposed Amendment to Preliminary Plat approval
Action: Discussion/Consideration for approval

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, November 8, 2021.

Sherri Westbrook, Recorder



DELTA CITY PLANNING & ZONING PUBLIC HEARING

Wednesday, October 13, 2021 at 6:45 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones
Kelly Carter
Megan Davies
Phil Diaz
Chad Droubay
Betty Jo Western

ABSENT

Derek Curtis
Sarah Kimball

ALSO PRESENT

John Heath
Travis Stanworth
Howard Western
Jane Beckwith
Deb Greathouse
Jose A Marquez
Daniel Lake

CALL TO ORDER

Planning and Zoning Commission Chairman Jones called the meeting to order at 6:50 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. 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.

Chairman Jones opened up this Public Hearing to discuss Rob Droubay's zone change from an RR2 to RR1. Rob Droubay was unable to attend.

Droubay would like to do one acre lots instead of two acre lots, which adds the requirement of curb, gutter, storm drain, and sidewalk to go with it. This would add water pressure concerns.

39 Howard Western addressed the Commission with drainage concerns, and would like to hold
40 off on any new builds until the drainage is adequate.
41 City Attorney Anderson remarked to the Commission and the public that requirements in the
42 subdivision building section of storm drains are there, but have perhaps been overlooked.
43 The 1000 year storm brought up some issues that need to be addressed.
44 Attorney Anderson, Chairman Jones, and Public Works Director Kirkland brought up that the
45 storm drain issues would have to be addressed, but not during this public hearing on the
46 zone change.
47 Commission Member Carter asked if this rezoning is part of the same subdivision, and
48 Attorney Anderson confirmed that it is a different phase of the same subdivision, but the
49 rezoning application is not changing the structure of the dirt, or moving the road.
50 Chairman Jones asked if that area had storm drains at all, and Kirkland confirmed that there
51 is indeed, in the form of dry wells.
52 Council Member Western asked if enough drains were being put in, and if there was any
53 regulation on how often storm drains are put in. Public Works Director Kirkland brought up
54 that it would be the engineer's job, and it would be the City's job to make sure that it gets
55 done.
56 Daniel Lake spoke about a more recent storm, and having video evidence of the storm drains
57 not functioning.

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60 **ADJOURN**

61 The meeting was adjourned at 7:15 p.m.
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63 _____
64 Sherri Westbrook, Recorder



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, October 13, 2021 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones
Kelly Carter
Megan Davies
Phil Diaz
Chad Droubay
Betty Jo Western

ABSENT

Derek Curtis
Sarah Kimball

ALSO PRESENT

John Heath
Travis Stanworth
Howard Western
Jane Beckwith
Deb Greathouse
Jose A Marquez
Daniel Lake
Sherri Westbrook
Dent Kirkland
John Niles
Steve Styler
Larry Dutson

CALL TO ORDER

Planning and Zoning Commission Chairman Jones called the meeting to order at 7: 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.

MINUTES APPROVAL

1. 2021-08-11 Planning & Zoning Meeting

The minutes of the Planning and Zoning Meeting held 8/11/21 were presented for approval. Commission Member Droubay MOVED to approve the minutes of the Planning and Zoning Meeting held 8/11/21. 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 Droubay, Seconded by Carter.

Voting Yea: Carter, Davies, Diaz, Droubay, Western

Commission Members Curtis and Kimball were absent.

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

2. Rob Droubay; Zone Change request - Public Hearing

Action: Discussion/Consideration for approval

Rob Droubay (absent) is requesting a zone change. Chairman Jones questioned whether a change from RR2 to RR1 would have an effect on the drainage, and if this was the appropriate time to address this issue. This change would add approximately 32 lots. Questions were made whether to table this item, or to proceed. Commission Member Droubay recognized that Rob Droubay is aware of the situation. Commission Members Diaz and Western questioned whether Delta City needs to be more proactive in the planning stage.

Commission Member Carter MOVED to table this zone change request made by Rob Droubay.

Commission Member Davies SECONDED this motion. 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 Davies.

Voting Yea: Carter, Davies, Diaz, Droubay, Western

Commission Members Curtis and Kimball were absent.

3. Rob Droubay; Final Plat Lot 3 Phase 4 approval

Action: Discussion/Consideration for approval

Rob Droubay(absent) is seeking to gain final approval for lot 3 phase 4 located on 1000 East. Council Member Western had questions on drainage. Chairman Jones asked if the approval of this item would alter the drainage. The preliminary plat had already been approved, but because the preliminary has had a change to it, it can be asked to add the drainage.

Commission Member Diaz MOVED to approve the final plat lot 3 phase 4 in the Droubay Subdivision.

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 Diaz, Seconded by Carter.

Voting Yea: Carter, Davies, Diaz, Droubay

Voting Nay: Western

Commission Members Curtis and Kimball were absent.

4. Jose Marquez; Minor Subdivision & Zone Change request

Action: Discussion/Consideration for approval

Jose Marquez appeared before the Planning and Zoning Commission to ask for approval of lot so he can apply for a zone change. There was discussion on how much land can be changed for zone. There was a large discussion on drainage again. Discussion was made about whether or not Marquez would need to have an engineer to determine if the drainage is adequate.

Commission Member Droubay MOVED to accept the Marquez subdivision preliminary plat as shown as required in the past pertaining to the storm drain, curb, gutter, and sidewalk with the 10-foot utility easement and tying into Delta City's drainage. 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 Droubay, Seconded by Carter.

Voting Yea: Carter, Davies, Diaz, Droubay

Voting Nay: Western

Commission Members Curtis and Kimball were absent.

5. Larry Dutson; Mini Subdivision

Action: Discussion/Consideration for approval

Larry Dutson appeared before the Planning and Zoning Commission to discuss the Delta Flyers property. There would be two 2-acre plots, and he would like to sell these properties. Improvements were discussed on what would need to be done in order to subdivide this property. In Industrial zone the sidewalk does not have to be installed on existing structure only new structure. Curb and gutter and storm drain would be required and a water meter would need to be installed. A solution for drainage would need to be made. Advised to approve as a concept plan and have the preliminary ready. Needs to have an express easement for the property owner using water, or move the meter. Public Works Director Kirkland agreed just because it has an existing issue with the water. Commission Member Diaz disclosed that he would be the one to purchase the property, and has intentions to put storage units there. Motion to accept concept plan

Commission Member Droubay MOVED to accept the concept plan with the private easement for the water line, curb, gutter, and storm drain shown at the next meeting. 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 Droubay, Seconded by Carter.

Voting Yea: Carter, Davies, Diaz, Droubay, and Western

Commission Members Curtis and Kimball were absent.

6. Steve Styler; Proposed code revision

Action: Discussion Only

Steve Styler appeared before the Planning and Zoning Commission to share a concept for affordable housing in the form of town homes. The current ordinance does not allow what is being proposed. Styler could subdivide and build the development anyway, but he would prefer to have a change in code so that the units could be sold. There would be covenants so that the area is maintained, and there would be an HOA to maintain the grounds. The proposed location would be on the south side of town. Code would need to be written to allow this, and decide what zone the would be allowed in, as there is nothing in the code now.

ADJOURN

Commission Davies MOVED to adjourn the meeting. This motion was SECONDED by Commission Member Western. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

123 Motion made by Davies, Seconded by Western.
124 Voting Yea: Carter, Davies, Diaz, Droubay, and Western
125 Commission Members Curtis and Kimball were absent.
126 The meeting was adjourned at 10:19 p.m.

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Sherri Westbrook, Recorder

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

Application to Appear

APPLICANT INFORMATION

Applicant Name CURTIS PETERSON
 Contact Name CURTIS PETERSON
 Contact Number 435 - 864 - 8101
 Contact Email Curtis - peterson@leavitt.com
 Mailing Address 441 Locust Ln
 City, State, Zip DELTA UT 84624

APPEARANCE INFORMATION


Request to appear before:
☐ City Council ☒ Planning & Zoning ☐ Other: _____
 Date you wish to appear: NOVEMBER 10th 2021
 Subject Summary: Subdivision Approval / 1 Lot split into 2

Subject Detail:

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

WE ARE SPLITTING 1 Lot into 2 Lots

Action Requested: Approve Subdivision of 2 Lots ~~used~~

Applicant Signature  Date 10/13/2021

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

Received by: BK via email For City Use Date: 10/13/21
 Notes: _____

A21-104-107
1013

3.

BEARING IS NORTH 01°11'00" EAST ALONG A LINE BETWEEN THE SECTION
THE SOUTHWEST CORNER OF SECTION 7 AND THE WEST 1/4 CORNER
R6W OF THE SL&M AS MARKED BY A STANDARD BRASS CAP

DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 30. ALL RECORDS REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS, ENCUMBRANCES, EASEMENTS, ETC. THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PROPERTY HEREIN CAN BE OBTAINED FROM THE COUNTY OFFICES. THE COUNTY OFFICES DO NOT GUARANTEE THE EXISTENCE OR ABSENCE OF EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

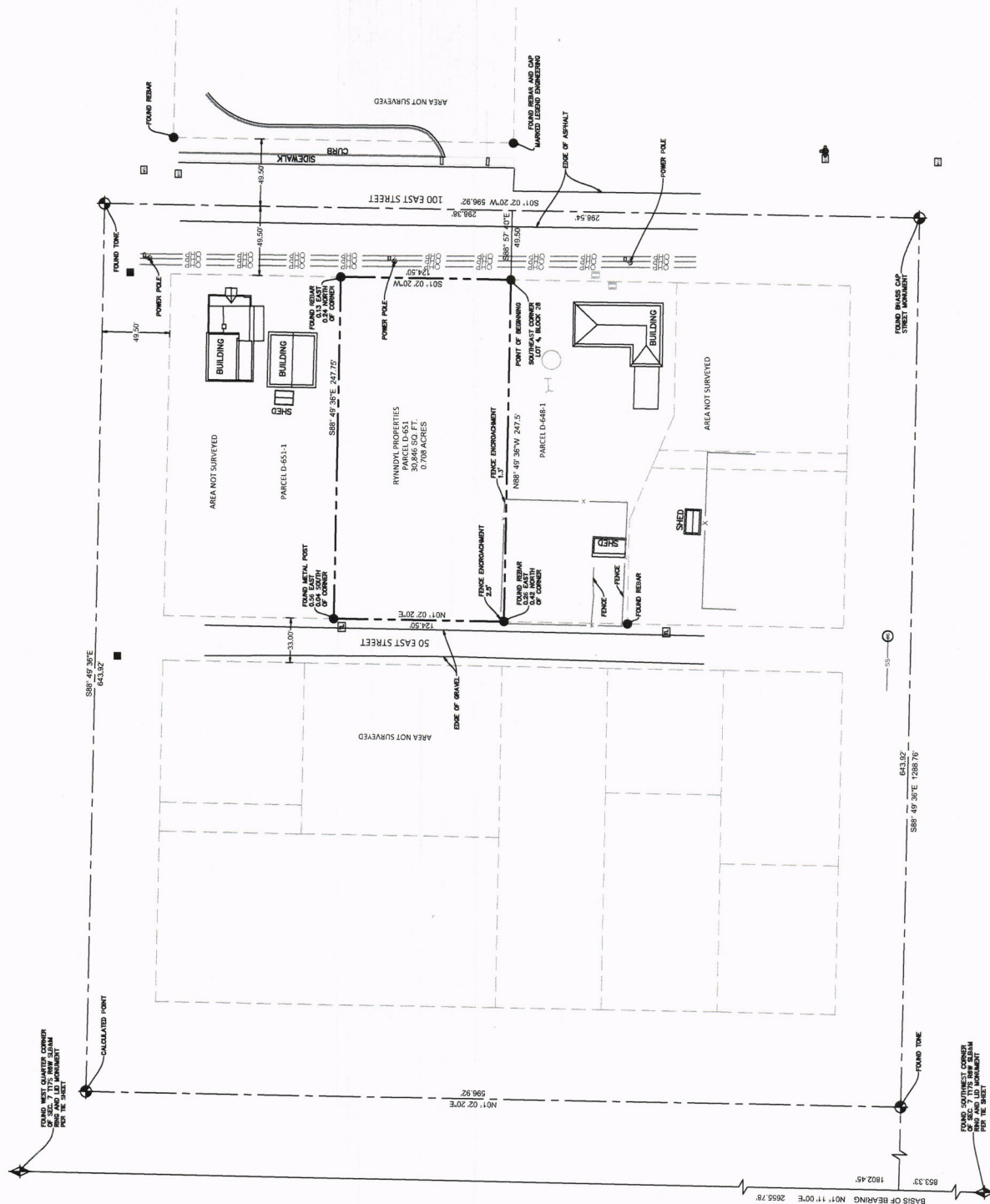
DESCRIPTION:

ACRES

R'S STATEMENT:

UNRITZ R.P.L.S. NO. 11072412-2201

HALF OF VARA 3D INC.



SCALE

HORIZONTAL: $1^{\circ} = 40'$

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Year	Population	Urban	Rural
1990	100	50	50
2000	120	60	60
2010	140	70	70
2020	160	80	80
2030	180	90	90
2040	200	100	100
2050	220	110	110
2060	240	120	120
2070	260	130	130
2080	280	140	140
2090	300	150	150
2100	320	160	160

1015

3301

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10



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

Item 6.

Application to Appear

APPLICANT INFORMATION

Applicant Name Lisa Myers / Joan Myers
Contact Name Lisa Myers
Contact Number 435-864-7862
Contact Email lisa.myers@millardk12.org
Mailing Address 80 Locust Ln
City, State, Zip Delta, UT 84624

APPEARANCE INFORMATION

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

Date you wish to appear: November Meeting

Subject Summary: Manzanita Subdivision Approval

Subject Detail:

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

Re-approval of the Manzanita Subdivision.
This plan has been approved twice. It
has been a year since the last
approval, so I am asking for a current
approval to the subdivision preliminary
plan.

Action Requested: Re-Approval of Preliminary

Applicant Signature Lisa Myers Date Oct. 25, 2021

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

Received by: RP

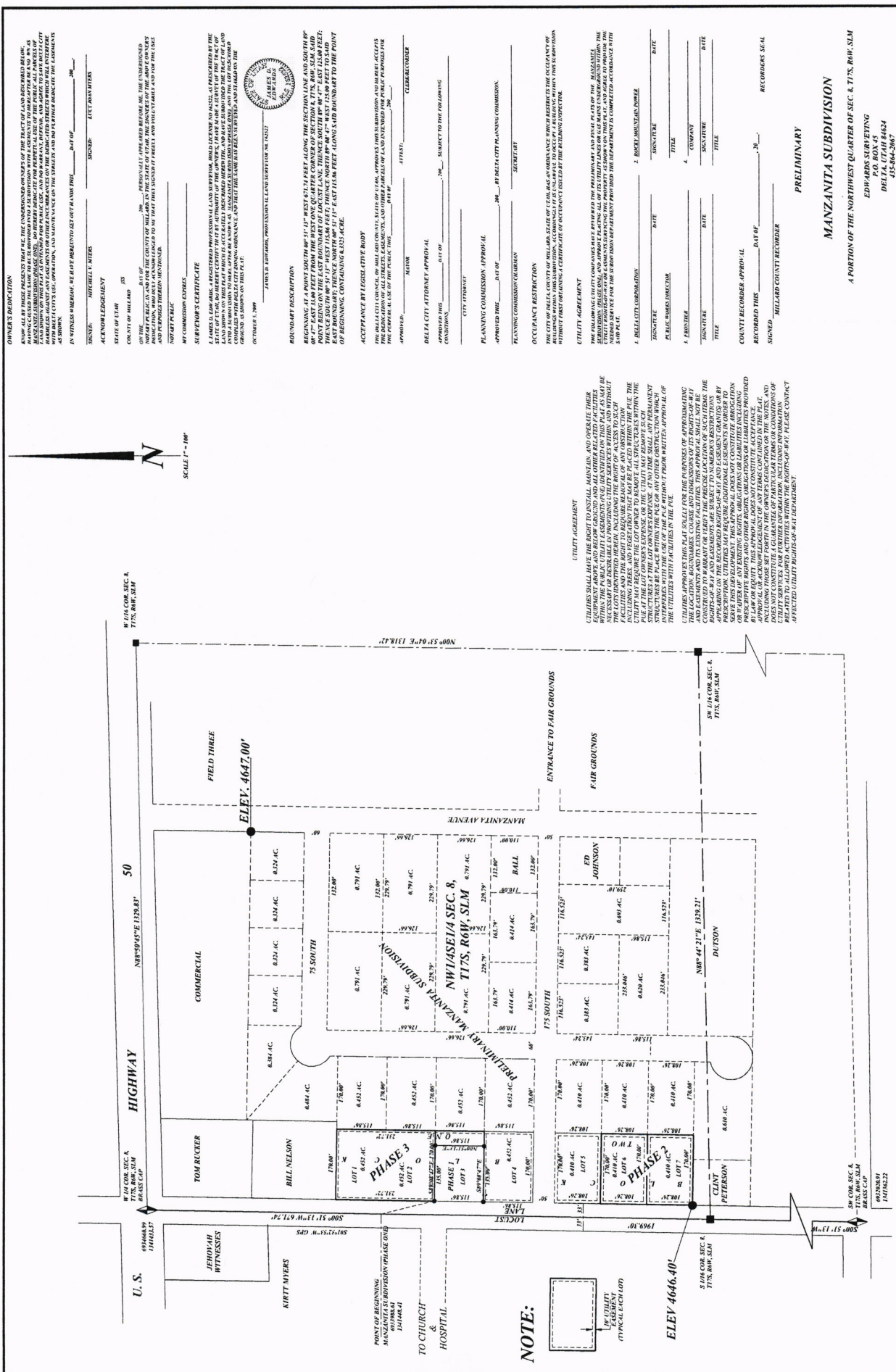
For City Use

Notes: APZ-1020-178

Date: _____

Fees: _____

Paid Stamp: _____





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

Item 7.

Application to Appear

APPLICANT INFORMATION

Applicant Name Colin Christensen
Contact Name Colin Christensen
Contact Number 435. 979. 2231
Contact Email colinchris012@gmail.com
Mailing Address PO 134
City, State, Zip Oak City, UT 84649

APPEARANCE INFORMATION

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

Date you wish to appear: Next meeting - Nov 10, 2021?

Subject Summary: Zoning Change for Property

Subject Detail:

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

We are requesting a zoning change for the property located at 365E 450S Delta, UT. This property is currently zoned R-2-B. We are requesting this property zoning be updated to R-4 zoning. We currently own a 4-plex that shares the street with this property. Would like the ability to place a new 4-plex directly across from the current 4-plex that we own. Map attached shows the property - and you can see our current 4-plex directly North. Sharing the street.

Action Requested: Zoning Update.

Applicant Signature [Signature] Date 10/13/21

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

Received by: RP
Notes: A21-1078-180

For City Use

Date: 10/28/21
Fees: \$1500.00
Paid Stamp: V130

* Property in Discussion was the Red Box outlining it



Item 7.