



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, October 09, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Chairman Chad Droubay
Commission Member Don Smith
Council Liaison Nick Killpack

Commission Member Dillon Pace
Commission Member Tamara Stewart

NOT PRESENT

Commission Member Derek Curtis
Commission Member Chris Christensen

ALSO PRESENT

Estela Gonzalez
Cindy Gardner
Ray Gardner
Laura Henderson
Neal Gardner
Cody Yates
Morgan Yates
Scott Harmon
Ronda Davis
Rodney Phillipsen
Margarita Phillipsen
Kelly Carter

Emily Phillipsen
Mont Yates
Sylvia Lazaro
Arlyn Naegle
Molly Stevens
Cameron Nielson
Melanie Nielson
John Niles
Todd Anderson
Michelle Lovejoy
Sherri Westbrook
Dent Kirkland

CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 7:06 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.

MINUTES APPROVAL

1. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2024-09-11

Commission Member Stewart MOVED to approve the minutes of the Planning and Zoning Commission Meeting held on 9/11/2024. The motion was SECONDED by Council Liaison Killpack. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Stewart, Seconded by Killpack.

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

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

2. Scott Harmon; Utah Housing Corporation: Possible Rezoning of property commonly known as "All of 150 East between 200 South and 300 South, Delta, Utah." (Corrected as "360 W from 495 S – 900 S)
Action: Discussion/Consideration for approval

Following the discussion at the Public Hearing, Scott Harmon added that the homes would not have basements. They would also have vinyl fencing in the backyards.

Commission Member Stewart asked how many single-family homes would be built, and Harmon replied that 12-16 homes could be built. If the rezone happens, 20 homes could be built. Six County (R6) handles the sale of the homes after the 15-year rental period.

Chairman Droubay addressed concerns about traffic flow.

Commission Member Smith mentioned that density is an issue.

Commission Member Stewart commented that the existing houses of this program are well maintained.

Scott Harmon added that Utah Housing Corporation is a not-for-profit corporation in Utah. The single-family and twin homes always have a partner, and it is Six County, on this project.

Arlan Naegle owns property on the corner and wants to see single-family homes built there. He suggested adding a cul-de-sac to the end of the road for emergency access.

Attorney Anderson explained that the next part of the process would be to ask for a subdivision application. A temporary turnaround will need to be built to allow for future growth.

Council Member Carter mentioned that this item was to discuss the zone change, and a subdivision phase will be later.

Council Liaison Killpack added that this item will be added to the next City Council meeting with a positive or negative recommendation from the Planning and Zoning Commission. Council Liaison Killpack mentioned that city policy states that zoning changes must have specific reasons for change.

Commission Member Stewart MOVED to leave the property as R1 and to recommend the change to the City Council negatively. Commission Member Pace SECONDED 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 Stewart, Seconded by Pace.

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

3. Hansen Planning: Subdivision Ordinance Revision review
Action: Discussion/Consideration for approval

Hansen Planning updated the Planning and Zoning Commission on revising the subdivision ordinance. They are state-funded to change the subdivision ordinance requirements set forth by the state law change. The changes will need to be made by the end of the year. Hansen Planning is helping to write the code to comply with the state code.

One change will be that subdivision applications will be entirely administrative. A review and response cycle are included with four different cycles. The subdivision application will need to be thorough. Attorney Anderson mentioned that enforcement is difficult and that he might have to take a criminal route by charging class B or C misdemeanors. Attorney Anderson said that infractions are fines people are not paying. Chairman Droubay and the Planning and Zoning Commission want to start with a class C misdemeanor.

There have been definition changes to the code. Delta City needs to protect the water and drainage. Developers will need to work things out with the canal company before developing.

The Planning and Zoning Commission will review the preliminary plats, but the Public Works Director will review the final plat. The Planning and Zoning Commission does not feel the need to have the initial application come to them.

The Planning and Zoning Commission would like to clarify in the code that Delta City's working days are four ten-hour days, Monday through Thursday. An appointment will be scheduled within three weeks.

Millard County performs a title report, so Attorney Anderson did not think it necessary for Delta City to require one. However, a contour map could be helpful in the future after the completion of the sewer master plan.

Chairman Droubay recommended getting rid of the conditional use permit language.

The Planning and Zoning Commission discussed adding storm requirement plans. Other cities' storm requirements are broad, but Attorney Anderson suggested something more specific for Delta City. Hansen will do some more research on storm requirement plans and err on the side of caution.

Utility information must be on the plat before it comes to them.

The preliminary title report language needs to be struck through.

Council Liaison Killpack was unsure if there needed to be a Public Hearing held for a subdivision.

Hansen will revise the ordinance and send before the next Planning and Zoning Commission Meeting.

OTHER BUSINESS

Cameron and Melanie Nielson appeared before the Commission to discuss rezoning property on the north side of 200 North by Frontier east of the tracks. It is currently zoned R1, but would like to change it to R4. The surrounding areas are R4 and industrial. Future projects would need to front 200 North. Chairman Droubay mentioned that there cannot be a spot zone, which could help bring adjoining neighbors on board to join the application. Attorney Anderson informed Nielson that the next step would be to apply and notice people within 300 feet.

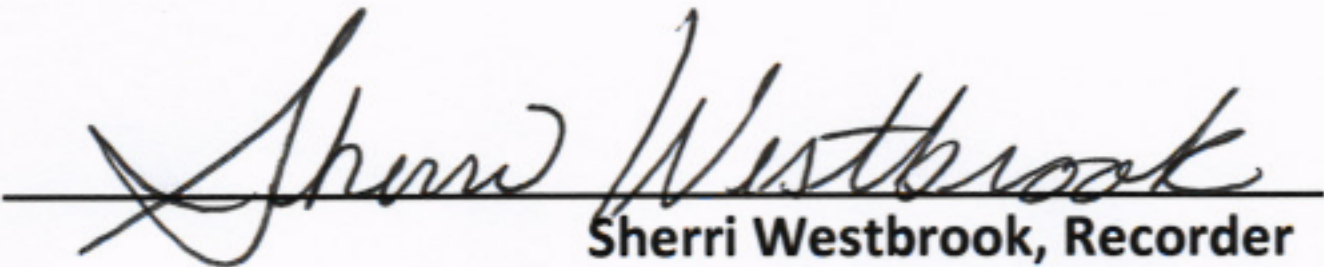
ADJOURN

Commission Member Stewart MOVED to adjourn the meeting. Council Liaison Killpack SECONDED 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 Stewart, Seconded by Killpack.

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

The meeting was adjourned at 9:08 p.m.


Sherri Westbrook, Recorder