



DELTA PLANNING & ZONING SPECIAL MEETING

Wednesday, May 27, 2020
RJ Law Community Center
75 West Main Street
Delta, Utah 84624-9440

PRESENT

Richard Jones, Chairman
Kelly Carter, Commission Member
Sarah Kimball, Commission Member
Phil Diaz, Commission Member

Chad Droubay, Commission Member
Roger Zeeman, Commission Member
Betty Jo Western, Council Representative

ABSENT

Megan Davies, Commission Member

OTHERS PRESENT

Sherri Westbrook, City Recorder
Todd F. Anderson, City Attorney
Michelle Lovejoy, Librarian

Adam Richins
Howard Quackenbush III
Dent Kirkland, Public Works Director

Planning and Zoning Chairman Jones called the meeting to order at 7:00 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.

Revision of Delta City Code 9-17-1 Specific Criteria for Accessory Structures (Occupied)

City Attorney Todd Anderson provided a draft. Commission Member Droubay had concerns about the definition of families, and St. George and Sandy City's definitions trying to limit family members. The Commission would like to remove line A1F or change the definition.

There was some discussion about pastors, preachers, and missionaries in town that are currently living in accessory structures, and would not want to see them displaced.

This revision would have to be zone specific. The Commission would like to have check marks in the use tables under which zones these structures would be allowed in. One acre lots in zones RR, RR2, and AG.

Off-street parking with two parking stalls would be required. Commission Members Jones, Carter, Kimball, Diaz, Droubay, Zeeman, Western were in agreement.

A commitment must be made to having both the accessory structure and the primary structure built. A permit must be issued which requires the start of building of the primary structure within the year.

A public hearing will have to be made on this proposal. A notice will be published, Attorney Anderson will send a rough draft to the Commission Members, and they will fine tune it and discuss at the public hearing, and then make a recommendation to City Council.

There should be no subdivision between the accessory structure and the primary structure.

When asked if the accessory structure could be rented out, Chairman Jones, Commission Members Kimball, Western, and Zeeman approved. Commission Members Droubay and Diaz said no.

When asked about the size requirements, and if 30 percent of the primary structure would be adequate, Commission Members Droubay, Jones, Diaz, Western, Kimball, and Zeeman approved.

Required Improvement to Income Producing Properties

This agenda item was tabled until the next Planning and Zoning Meeting.

Residence Within a Commercial Zone

This agenda item was tabled until the next Planning and Zoning Meeting.

Commission Member Zeeman MOVED to hold a Public Hearing for the revision of Delta City Code 9-17-1 specific criteria for accessory structures (occupied) on June 10, 2020 at 6:45 p.m. Commission Member Droubay SECONDED the motion. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Droubay, Carter, Diaz, Kimball, Zeeman, and Western all in favor. Commission Member Davies was absent.

With no other questions or comments, Commission Member Droubay MOVED to adjourn the meeting. Commission Member Diaz SECONDED the motion. Chairman Jones asked if there were

any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Droubay, Carter, Diaz, Kimball, Zeeman, and Western all in favor. Commission Member Davies was absent.

The meeting was adjourned at 9:23 p.m.



SHERRI WESTBROOK
CITY RECORDER

MINUTES APPROVED: 6/10/20