



DELTA PLANNING & ZONING

REGULAR MEETING

Wednesday, July 8, 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

Megan Davies, Commission Member
Chad Droubay, Commission Member
Betty Jo Western, Council Representative

ABSENT

Roger Zeeman, Commission Member

OTHERS PRESENT

John Niles, Mayor
Sherri Westbrook, City Recorder
Todd F. Anderson, City Attorney
Michelle Lovejoy, Librarian
Dent Kirkland, Public Works Director

Mason Richins, Intern
Kirt Myers
Lisa Myers
Rob Droubay

Planning and Zoning Commission Chairman Jones called the meeting to order at 7:01 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

The minutes of the Planning and Zoning Public Hearing held June 10, 2020 were presented to the Commission for approval. Commission Member Carter MOVED to accept the minutes of the Planning & Zoning Public Hearing held June 10, 2020. The motion was SECONDED by Commission Member Davies. 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 Diaz, Kimball, and Carter, Davies, Droubay in favor. Commission Member Zeeman was absent.

The minutes of the Planning and Zoning Meeting held June 10, 2020 were presented to the Commission for approval. Commission Member Kimball MOVED to accept the minutes of the Planning & Zoning Meeting held June 10, 2020. The motion was SECONDED by Commission Member Diaz. 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 Diaz, Kimball, and Carter, Davies, Droubay in favor. Commission Member Zeeman was absent.

BUSINESS

Planning and Zoning Vice Chair

Planning and Zoning Chairman Jones led a discussion about a need for a Vice Chair to be appointed to the Planning and Zoning Commission. Commission Member Davies nominated Commission Member Droubay to be appointed Vice Chair of the Planning and Zoning Commission. Council Representative Western seconded the motion.

Nominations were ceased, and Council Representative Western MOVED to appoint Council Member Droubay as the Vice Chair of the Planning and Zoning Commission. The motion was SECONDED by Commission Member Diaz. 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 Diaz, Kimball, and Carter, Davies, Droubay in favor. Commission Member Zeeman was absent.

Notch Peak Subdivision, Phase 3, Plat D, Lot 26-Final Plat

Rob Droubay asked for approval on Notch Peak Subdivision, Phase 3, Plat D, Lot 26-Final Plat. The preliminary is approved, and he asked for final approval. A cash bond has been posted for the sidewalk. Commission Member Droubay MOVED to approve the Notch Peak Subdivision, Phase 3, Plat D, Lot 26-Final Plat as shown. 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. The motion passed with Commission Members Diaz, Kimball, and Carter, Davies, Droubay in favor. Commission Member Zeeman was absent.

Manzanita Subdivision, Phase 4-Preliminary Plat

Kirt and Lisa Myers asked for approval on Manzanita Subdivision, Phase 4-Preliminary Plat. This was approved last June and nothing has been changed. It has exceeded the 1 year mark since approval. Myers' asked approval for lots nine and ten. The sewer is only 3 to 4 feet deep, so a sub-pump would be required by home owners if they build a basement. Curb and gutter is installed, but sidewalk is not. Before a sign off on the final plat is made, there would need to be a bond on the sidewalk. Commission Member Droubay MOVED to approve the Manzanita Subdivision, Phase 4-Preliminary Plat. 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. The motion passed with Commission Members Diaz, Kimball, and Carter, Davies, Droubay in favor. Commission Member Zeeman was absent.

Other Business

Public Works Director Kirkland had some questions regarding income producing properties. There is a recent duplex application that Kirkland has been sitting on; the owner will not live in it, and it is located in the redevelopment zone. Commission Member Droubay stated Delta City would require curb, gutter, and sidewalk as discussed in past meetings. The sidewalk already exists, but Kirkland's concern is getting to the storm drain. Commission Members Kimball, Carter, and Droubay said that if it is income producing, they should have to connect to the storm drain themselves. Commission Member Davies asked if other cities have that requirement, Attorney Anderson answered that it depended on the city. Commission Member Droubay asked if there was any interest with Delta City participating in this? They could approach the City Council and ask, if it becomes a financial issue for them. Mayor Niles stated that if there was a big storm that happens, without proper drainage, then people would come after Delta City for that. Attorney Anderson said it should be the developer's responsibility, and Commission Member Western added that it would be worth it for the developers and they could always raise the rent. Public Works Director Kirkland said that this was for discussion only and this can be brought back up later.

With no other questions or comments, Commission Member Droubay MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Diaz. 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 Diaz, Kimball, Davies, Western, Droubay, and Carter in favor. Commission Member Zeeman was absent.

The meeting was adjourned at 8:02 p.m.




SHERRI WESTBROOK
CITY RECORDER

MINUTES APPROVED: 9/9/2020