



PLANNING AND ZONING COMMITTEE REGULAR MEETING AGENDA

Wednesday, October 14, 2020

RJ Law Center

75 West Main

Delta, Utah 84624-9440

PRESENT

Richard Jones, Chairman

Chad Droubay, Commission Member

Kelly Carter, Commission Member

Phil Diaz, Commission Member

Roger Zeeman, Commission Member

ABSENT

Megan Davies, Commission Member

Sarah Kimball, Commission Member

Betty Jo Western, Council Representative

OTHERS PRESENT

Sherri Westbrook, City Recorder

Todd F. Anderson, City Attorney

John Niles, Mayor

Mason Richins, Intern

Dent Kirkland, Public Works Director

Travis Stanworth

Michelle Lovejoy, Librarian

Planning and Zoning Commission 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.

MINUTES

The minutes of the Planning and Zoning Meeting held September 9, 2020 were presented to the Commission for approval. Commission Member Roger Zeeman stated that the minutes do not show him present and he was present at the meeting. Commission Member Droubay MOVED to accept the minutes of the Planning & Zoning Meeting held September 9, 2020 with the correction mentioned. The motion was SECONDED by Commission Member Zeeman. 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, Zeeman, Carter and Droubay in favor. Commission Members Davies, Kimball and Council Representative Western were absent.

BUSINESS

Rob Droubay; Final Plat Lot 25 Phase III Approval

Rob Droubay explained that there was an error in some previous surveying which resulted in lot 26 (which has been previously approved) and lot 25 having a 148' frontage instead of 150' as prescribed in the ordinance. That was not discovered until after the Planning and Zoning Meeting at the City Council Meeting. The situation was discussed at the City Council Meeting and the Council felt comfortable approving Lot 26. Droubay stated that he is now asking for approval of Lot 25 knowing that it has the same surveying error being two feet short of the 150' as specified in the zone requirements. The improvements are all in except for the sidewalk. Droubay does have a bond for the sidewalk. Commission Member Carter MOVED to accept Lot 25 with the 148' as presented. 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, Zeeman, Carter and Droubay in favor. Commission Members Davies, Kimball and Council Representative Western were absent.

Rob Droubay; Final Plat Lot 9 Phase IV Approval

Rob Droubay explained that this lot is east of Lots 25 and 26. This lot is an RR2 zoned lot that will have the oiled road, with the barrow pits, on the north side. He does not have a final mylar drawing and is asking for approval without it. Lot 9 is a 2.9 acre lot. The road to the north of this lot is just rough-cut. This lot has city sewer, city water, phone line, CentraCom line and will have natural gas as well. The drainage for this area was a concern. Several options to solve the drainage issue were discussed. Commission Member Carter MOVED to approve Lot 9 based on the grading east to west in the barrow pit, a culvert being installed under the road to drain north to south, an additional warranty on lot 9 improvements for 5 years and a bond for the road development. Also, the additional warranty information is to be noted on the final plat. The motion was SECONDED by Commission Member Zeeman. 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, Zeeman, Carter and Droubay in favor. Commission Members Davies, Kimball and Council Representative Western were absent.

Gary Walker; Crooked Acres Minor Lot Subdivision Preliminary Approval

Gary Walker explained that the land he is presenting is an L shaped, 1-acre lot. His proposal is to divide the 1 acre into three 1/3-acre parcels. He asked the commission for instruction on what he needs to do. Walker stated that his understanding is that there is sewer and water along the west side of Lot 1. Public Works Director Dent Kirkland confirmed the location of the water and sewer. Kirkland stated that for the Lot 1, the only improvement that he would need is sidewalk. Kirkland also informed the commission of the location of the water and sewer in respect to the other two lots. This property is located within the Redevelopment Zone which means that the curb and gutter requirements do not apply. At the suggestion of Attorney Anderson, the

commission discussed other requirements such as Fire Hydrant, Street Lighting and Street Signs. Council Member Droubay MOVED to approve the Preliminary Plat for Crooked Acres Minor Lot Subdivision as presented providing that all requirements are satisfied and bonded pertaining roadway, sidewalk and lighting (lighting approved by Delta City Public Works Director). 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, Zeeman, Carter and Droubay in favor. Commission Members Davies, Kimball and Council Representative Western were absent.

Next Meeting Date – Holiday (Veterans Day)

Commission Chairman Jones stated that the next regular Planning & Zoning Meeting is November 11, 2020 which is a Federal Holiday. Jones suggested designating another day for the meeting if there is business scheduled for a meeting next month. Attorney Anderson suggested that the commission schedule a special meeting to review some ordinance revisions that need to be done. After discussion, the next Planning & Zoning Meeting was set for 6:00 pm on November 5, 2020.

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

The meeting was adjourned at 8:01 p.m.



**SHERRI WESTBROOK
CITY RECORDER**

MINUTES APPROVED: 11/5/2020