



PLANNING AND ZONING COMMISSION REGULAR MEETING

Wednesday, April 14, 2021
Delta City Municipal Complex Council Chambers
75 West Main
Delta, Utah 84624-9440

PRESENT

Richard Jones, Chairman
Kelly Carter, Commission Member
Sarah Kimball, Commission Member
Derek Curtis, Commission Member

Betty Jo Western, Council Representative
Megan Davies, Commission Member

ABSENT

Chad Droubay, Commission Member
Phil Diaz, Commission Member

OTHERS PRESENT

Todd F. Anderson, City Attorney
Sherri Westbrook, City Recorder
Michelle Lovejoy, Head Librarian
John Niles, Mayor
Jake Groesbeck
Bill Souvall
Dean Anderson

Dent Kirkland, Public Works Director
Travis Stanworth, Assistant Public Works Director
Ivan Christensen
Jeff Christensen
Michael Zurn
Rob Droubay

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 3/10/21 were presented for approval. Commission Member Kimball MOVED to approve the minutes of the Planning and Zoning Meeting held 3/10/21. 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 Kimball, Davies, Western, Curtis, and Carter in favor. Commission Members Droubay and Diaz were absent.

BUSINESS

Jeff Christensen: Subdivision Concept Plan

Mr. Christensen explained that he wanted to subdivide his property to build a home for himself and in the event that he wanted to sell it later on. He asked if the Commission had any questions regarding his concept plan. Council Member Western asked if this was located in Delta City. Mr. Christensen stated that it was currently part of the county. He said that he is hoping to be annexed into Delta City. Chairman Jones asked Attorney Anderson if Mr. Christensen would need to get approval from his neighbors before proceeding with his annexation. Attorney Anderson informed him that he would need to gain the approval of his neighbors before being annexed into Delta City. After some additional discussion, Mr. Christensen thanked the Commission for their time and assistance.

Rob Droubay: Notch Peak Phase 4, Lot 4, Final Approval

Mr. Droubay informed the council that all of the utilities were installed on the lot. He also explained that this lot was only 1.99 acres instead of the required 2.00 and asked what the Commission would like him to do. The Commission decided that it was not a sufficient issue. Commission Member Carter MOVED to approve Final for Notch Peak Phase 4 Lot 4. The motion was SECONDED by Commission Member Kimball. 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 Kimball, Davies, Western, Curtis, and Carter in favor. Commission Members Droubay and Diaz were absent.

Jacob Groesbeck: Subdivision Preliminary

Mr. Groesbeck explained that he had purchased a lot that he would like to do a simple subdivision on. He would like to split the lot in half so that he would still have an appropriate amount of room to create an additional fourplex. He told the Commission that he planned on doing a similar plan to the existing fourplex for the new project. Commission Member Carter MOVED to approve the Preliminary Subdivision Plan. The motion was SECONDED by Commission Member Kimball. 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 Kimball, Davies, Western, Curtis, and Carter in favor. Commission Members Droubay and Diaz were absent.

Jacob Groesbeck: Subdivision Final

Commission Member Carter MOVED to approve the Final Subdivision Plan. The motion was SECONDED by Commission Member Kimball. 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 Kimball, Davies, Western, Curtis, and Carter in favor. Commission Members Droubay and Diaz were absent.

Souvall Investments LLC: Concept Plan 40-52 Acre Development

Mr. Zurn told the Commission that since the last time they met, he has made several adjustments to the development so far. He has made the roads more parallel to the highway, creating a jog to compensate for the ditch and several other adjustments. He said that they had also discovered that Delta City did own a section to the North of the project. Mr. Souvall spoke about the ditch that would remain after the canal was covered, with discussion as to what the best course of action would be to cover the ditch. Mr. Zurn said that if there was some way to keep children out of the ditch without covering it that would still be in code they would be very interested in that option due to current market prices for the materials and labor that would be involved in such a project. Chairman Jones asked if they had a projected time frame that they would be doing the development and what they wanted to accomplish at this meeting. Mr. Zurn informed the Commission that he was making sure that his concept plan has the potential to be approved. Mr. Zurn asked if the Commission saw any other potential issues aside from the ditch. Chairman Jones said that the road on 450 North was also another potential issue. Commission Member Carter asked if they would be able to add the cost of covering the ditch into the prices of the lots. Mr. Zurn told him that in their first phase of 20 lots, it would make it much more difficult to recoup costs. Chairman Jones asked what the planned size and number of lots the potential trailer park would entail. Mr. Zurn said that they expected the number of lots to be between 40 and 43 for the trailer park, which is about six lots per acre. City Attorney Anderson asked why they had decided to place a trailer park there instead of smaller building lots. Mr. Souvall told him that they wanted to have a variety of homes and lot sizes available to their potential customers. Mr. Zurn asked if Delta City received and chose to participate in the grant to cover the ditch, could they make a temporary fence around the ditch for the first phase knowing that it would be covered during later phases of the project. After some discussion on whether or not a temporary fence would be appropriate, it was decided that if a fence was set up it would need to be a more permanent structure. Mr. Zurn and Mr. Souvall thanked the Commission for their time and insights.

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

The meeting was adjourned at 9:34 p.m.



SHERRI WESTBROOK
CITY RECORDER

MINUTES APPROVED: 08/11/21