



PLANNING AND ZONING COMMISSION REGULAR MEETING

Wednesday, June 9th, 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

Phil Diaz, Commission Member

Chad Droubay, Commission Member

ABSENT

Megan Davies, Commission Member

OTHERS PRESENT

Todd F. Anderson, City Attorney

Michelle Lovejoy, Head Librarian

John Niles

Michael Zurn

Carlee Topham

Bill Souvall

Travis Stanworth

Dent Kirkland, Public Works Director

Rob Droubay

Kiley Chase

Joe Topham

Tom Souvall

Planning and Zoning Commission Chairman Jones called the meeting to order at 7: 09 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

BUSINESS

Rob Droubay: Notch Peak Phase 3, Plat H, Lots 20 & 21, Final Approval

Mr. Droubay explained that he was seeking approval for lots 20 and 21. He told the commission that all the improvements were there currently except for the sidewalk, which he would be installing. It was also noted that nothing had changed from the preliminary. Commission Member Kimball MOVED to accept Notch Peak Phase 3, Plat H, Lots 20 & 21 for final approval. 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 Kimball, Western, Droubay, Curtis, Diaz, and Carter in favor. Commission Member Davies was absent.

City Attorney Todd Anderson: Zoning Code Amendments

City Attorney Anderson told the Commission that they would be doing each Amendment individually. The first amendment was to introduce and adopt a road map to the Zoning Code. After explaining what adopting such a road map would imply, City Attorney Anderson answered several clarifying questions regarding the new system. The second amendment discussed was in the Canals and Ditches category. City Attorney Anderson explained that any lot over 1 acre in size would be responsible for covering canals and ditches surrounding it. Council Member Western told the Commission that she had several concerned citizens inform her that if the ditches were covered and a child still managed to get into one, it would be a lot more difficult to get the child back out. Commission Member Carter explained that there would be a catch whenever an uncovered ditch met a covered ditch in order to prevent anyone from going into the uncovered section of the ditch. The third amendment discussed was lot size increases. He explained that the minimum lot size in Delta City would be 9,000 square feet. Chairman Jones stated that he had several concerns with this. He told the council that he has vested interest in this topic because he is considering developing property that this would apply to, so if it comes down to it we would recuse himself from any voting. He said that he understood that there were concerns over the 6,000 square foot lots, and that they would most likely be changed to 7,500 square feet instead. He said that this would greatly affect the lots zoned R2 on the edge of Delta City to have duplexes built on them. After some additional discussion regarding current lot sizes from different areas of Delta City as well as some of the pros and cons of different lot sizes, it was decided that lots should be 7,500 square feet for a single unit with 2,000 for each additional unit. Commission Member Droubay MOVED to accept the revisions as presented and discussed with the changes noted with special emphasis on lot size minimums, recommending these Amendments go forward to the Delta City Council. 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, Curtis, Western, Droubay, Diaz and Carter in favor. Commission Member Davies was absent.

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

The meeting was adjourned at 9:37 p.m.



**SHERRI WESTBROOK
CITY RECORDER**

MINUTES APPROVED: 07/14/21