



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, November 10, 2021 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones
Kelly Carter
Megan Davies

Phil Diaz
Chad Droubay
Betty Jo Western

ABSENT

Derek Curtis
Sarah Kimball

ALSO PRESENT

Sherri Westbrook
Rob Droubay
Lisa Myers
Hadley Myers
Curtis Peterson
Colin Christensen
Jane Beckwith
Nick Killpack

Robert Banks
Todd Anderson
Kiley Chase
Layne Dutson
Dent Kirkland
Brett Bunker
John Niles
Michelle Lovejoy

CALL TO ORDER

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 APPROVAL

1. 2021-10-13 Planning & Zoning Public Hearing
The minutes of the Planning and Zoning Public Hearing held 10/13/21 were presented for approval. Commission Member Droubay MOVED to approve the minutes of the Planning and Zoning Meeting held 8/11/21. 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.

Motion made by Droubay, Seconded by Davies.
Voting Yea: Jones, Carter, Davies, Diaz, Droubay, Western
Commission Members Curtis and Kimball were absent.

2. 2021-10-13 Planning & Zoning Commission Meeting

The minutes of the Planning and Zoning Meeting held 10/13/21 were presented for approval. Commission Member Droubay MOVED to approve the minutes of the Planning and Zoning Meeting held 8/11/21. 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.

Motion made by Droubay, Seconded by Davies.
Voting Yea: Jones, Carter, Davies, Diaz, Droubay, Western
Commission Members Curtis and Kimball were absent.

BUSINESS – Any such business as may come before the Commission.

3. Richard Jones: Delta City Road Master Plan

Action: Discussion/Consideration for approval

The Planning and Zoning Commission discussed whether or not to recommend the proposed Delta City Road Master Plan to City Council. Commission Member Diaz asked if the Commission could recommend it without a final drawing. Commission Member Droubay remarked that there is no final drawing, that the map is just an example. Commission Member Droubay also asked how the separation of City and County would occur, and Council Member Killpack replied that the County is encouraging the development of the cities, whom would like to see an annexation agreement. City Attorney Anderson said that there would be a proposed annexation area. Chairman Jones asked whether they should approve something with a lot of work left to do.

Commission Member Droubay MOVED to recommend the Delta City Road Master Plan to the Delta City Council. The motion was SECONDED by Commission Member Carter.

Motion made by Droubay, Seconded by Carter.
Voting Yea: Jones, Carter, Davies, Diaz, Droubay, Western
Commission Members Curtis and Kimball were absent.

4. Rob Droubay; Zone Change request (tabled from previous meeting)

Action: Discussion/Consideration for approval

Rob Droubay would like to rezone 30 acres from RR2 to RR. Rezoning to one acre lots will require more improvements such as curb, gutter, and sidewalk.

Commission Member Carter MOVED to approve the zone change request of 30 acres made by Rob Droubay from RR2 to RR. The motion was SECONDED by Commission Member Davies.

Motion made by Carter, Seconded by Davies.
Voting Yea: Jones, Carter, Davies, Diaz, Droubay, Western
Commission Members Curtis and Kimball were absent.

5. Curtis Peterson; Subdivision Approval
Action: Discussion/Consideration for approval

Curtis Peterson appeared before the Planning and Zoning Commission seeking a subdivision approval. Peterson has a .71 acre lot in Zone R4 and would like to split it in half and build two 4-plexes, one facing east, and one facing west. It meets the lot size requirements. The Commission discussed that sidewalks, curb, and gutter would have to be installed, along with the improvement of 50 east. There was discussion on whether or not he should have to improve the length of the mid-block street (50 east) or just to the property line. Council Representative Western would like to see the whole length be done. The road would be 33 feet wide. Public Works Director Kirkland asked that water lines, sewer lines, and drainage be on the map. Attorney Anderson said this could be considered a concept plan. Peterson remarked that he didn't want to subdivide at this time.

6. Lisa Myers/Joan Myers; Manzanita Subdivision Approval
Action: Discussion/Consideration for approval

Lisa Myers appeared before the Planning and Zoning Commission seeking the re-approval of the Manzanita Subdivision as it has been a year. Nothing has changed in this preliminary.

Commission Member Droubay MOVED to approve the Manzanita Subdivision approval. The motion was SECONDED by Commission Member Davies.

Motion made by Droubay, Seconded by Davies.
Voting Yea: Jones, Carter, Davies, Diaz, Droubay, Western
Commission Members Curtis and Kimball were absent.

7. Colin Christensen; Zone Change for property
Action: Discussion/Consideration for approval

Colin Christensen appeared before the Planning and Zoning Commission seeking approval for a zone change from R1B to RR4 with the intention to build a 4-plex on it. Chairman Jones would prefer to change it to RR2. Curb, gutter, and sidewalk would be needed. A legal description, public hearing, and public notice would be needed before zone change approval.

8. Attorney Anderson; Proposed Amendment to Preliminary Plat approval
Action: Discussion/Consideration for approval

Attorney Anderson presented the proposed amendment to the preliminary plat approval. The preliminary plat is an important part of the subdivision, and Anderson suggested that the preliminary plat approval process go through City Council as well as the final plat approval. Anderson would also like to see the preliminary plat be approved by administration before it goes to Planning and Zoning.

The Commission engaged in more discussion on the improvements of mid-block streets. The Commission discussed that they would like to see a asphalt road built to the property line, full width, and a dirt road to the other extension. Council Representative disagrees and would like to see the whole length improved. Attorney Anderson will present new language for the approval process, which Planning & Zoning Commission will vote on. Commission Member Droubay would like to see the definition of an alley or mid-block street in the master road plan.

ADJOURN

Commission Member Droubay MOVED to adjourn the meeting. This motion was SECONDED by Commission Member Western. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Droubay, Seconded by Western.

Voting Yea: Jones, Carter, Davies, Diaz, Droubay, Western

Commission Members Curtis and Kimball were absent.

The meeting was adjourned at 9:10 p.m.

A handwritten signature in cursive script, reading "Sherri Westbrook", written in dark ink.

Sherri Westbrook, Recorder