



DELTA CITY PLANNING & ZONING REGULAR MEETING

Wednesday, May 11, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Kelly Carter, Commission Member
Phil Diaz, Commission Member
Chad Droubay, Commission Member
Don Smith, Commission Member
Nick Killpack, Delta City Council Representative

NOT PRESENT

Megan Davies, Commission Member
Richard Jones, Commission Chairman
Derek Curtis, Commission Member

ALSO PRESENT

Sherri Westbrook
Todd Anderson
Dent Kirkland
Michelle Lovejoy
John Niles
Travis Stanworth
Charlie Edwards
Rob Droubay
Lisa Myers
Alan Roper

CALL TO ORDER

Planning and Zoning Commission Member Chad Droubay 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 APPROVAL

1. Meeting Minutes Approval: 2022-04-13 Planning & Zoning Commission Meeting
Commission Member Diaz MOVED to approve the minutes of the Planning and Zoning Commission Meeting held 4/13/2022. The motion was SECONDED by Council Member Killpack. Commission Member Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Diaz, Seconded by Killpack.
Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

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

2. Alan M. Roper; Zone Change from R-1 to R-4

Action: Discussion only

Alan Roper appeared before the Planning and Zoning Commission seeking a zone change from R1 to R4 located from 100 S to 450 S and 400 E and 500 E. Roper would like the outlined portion to remain as commercial business. There are some narrow right-of-ways that would need to be addressed, and there might be a problem with neighboring land. Commission Member Diaz recommends that it remains R1 with an R4 overlay with parameters for density purposes. Commission Member Carter recommends a change to R2. City Attorney Anderson will work on writing code for a new zone, and a Public Hearing will need to be held next month.

3. Lisa Myers - Joan Myers; Final Approval of Lots 8 & 9, Phase 4 of Manzanita Subdivision

Action: Discussion/Consideration for Approval

Lisa Myers appeared before the Planning and Zoning Commission seeking final approval of Lots 8 and 9, Phase 4 of the Manzanita Subdivision. A bond for the sidewalk has been paid, and Public Works Director Kirkland said there are no issues from the Public Works Department.

Commission Member Carter MOVED to accept the final approval of Lots 8 and 9, Phase 4 of Manzanita Subdivision. The motion was SECONDED by Commission Member Diaz. Commission Member Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Diaz.
Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

4. Rob Droubay; Final Plat Lot 8 Phase 4, Notch Peak View Estates

Action: Discussion/Consideration for approval

Rob Droubay appeared before the Planning and Zoning Commission seeking approval of the Final Plat Lot 8 Phase 4 of the Notch Peak View Estates. The road has been paved to 1000 East and has had an engineer spend time to make sure there is adequate drainage. There is a drain on the corner of lot 8. Public Works Director Kirkland said there are no issues from the Public Works Department.

Commission Member Carter MOVED to approve the Final Plat Lot 8 Phase 4 of the Notch Peak View Estates Subdivision. The motion was SECONDED by Council Member Killpack. Commission Member Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Carter, Seconded by Killpack.
Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

5. Dent Kirkland; Ordinance 22-295, Amendments to Title 18 of Delta City Code

Action: Discussion only

City Attorney Anderson made a few changes to the code pertaining to storage containers. The Planning and Zoning Commission previously discussed allowing an unlimited number of storage containers in the commercial zone, but it has been changed to ten. Commission Member Diaz called other cities to find out their allowances, and found that Richfield used to allow them but no longer do in any zones.

Other cities limit them with a small number, and they would need a permit. Commission Member Diaz recommends that 5 should be allowed per acre, and they cannot be stacked. Industrial areas can have 3, but will not be available to rent out. Zones A1 and A5 allow one for temporary use, and would need a permit. Storage containers will not be allowed to be parked on the street or to use them for advertising purposes.

Guest house parking will be changed to 2 parking spots. Additions of an accessory dwelling unit will require the primary dwelling unit to be owner occupied.

There was discussion about RV parks and that cabins are allowed but can only make up ten percent of the total RV Park. A permanent residential unit for the manager can be added. Charlie Edwards was in attendance and wanted to discuss the long term rental time frame on percentage. Attorney Anderson recommended that a separate ordinance be made on this issue.

ADJOURN

Council Member Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was SECONDED by Commission Member Diaz. Commission Member Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Killpack, Seconded by Diaz.

Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

The meeting was adjourned at 9:25 p.m.


Sherri Westbrook, Recorder