



DELTA CITY PLANNING & ZONING REGULAR MEETING

Wednesday, April 13, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Richard Jones, Commission Chairman
Phil Diaz, Commission Member
Don Smith, Commission Member
Nick Killpack, Delta City Council Liaison

NOT PRESENT

Megan Davies, Commission Member
Chad Droubay, Commission Member
Kelly Carter, Commission Member
Derek Curtis, Commission Member

ALSO PRESENT

Travis Stanworth
John Niles
Lisa Myers
Kelly Day Wendt
Phil Morrison
John Webster
Michelle Lovejoy
Sherri Westbrook
Dent Kirkland
Todd Anderson

CALL TO ORDER

Planning and Zoning Commission Chairman Jones called the meeting to order at 7:03 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: 2022-03-09 Planning & Zoning Public Hearing

Commission Member Killpack MOVED to approve the minutes of the Planning and Zoning Public Hearing held 3/9/2022. The motion was SECONDED by Council Member Smith. Chairman Jones 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 Smith.

Voting Yea: Jones, Diaz, Smith, Killpack

Commission Members Davies, Droubay, Curtis and Carter were absent

2. Meeting Minutes Approval: 2022-03-09 Planning & Zoning Commission Meeting

Commission Member Diaz MOVED to approve the minutes of the Planning and Zoning Meeting held 3/9/2022. The motion was SECONDED by Council Member Killpack. Chairman Jones 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: Jones, Diaz, Smith, Killpack

Commission Members Davies, Droubay, Curtis and Carter were absent

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

3. Philip Morrison and John Webster: Preliminary plat approval

Action: Discussion/Consideration for approval

Philip Morrison and John Webster appeared before the Planning and Zoning Commission seeking approval on a preliminary plat that they would like to subdivide and put either a duplex or a triplex on. The location of the property is 165 S 100 W. Council Member Killpack reminded them that the frontage would have to face 200 S, and not the narrow right of way, and that access to parking would also have to come from 200 S. The property is located in the redevelopment zone so curb and gutter are not required unless they build a multi-family unit. A sidewalk would need to be bonded before a final plat.

Commission Member Killpack MOVED to approve Philip Morrison and John Webster's concept plan/preliminary plat. 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.

Motion made by Killpack, Seconded by Diaz.

Voting Yea: Jones, Diaz, Smith, Killpack

Commission Members Davies, Droubay, Curtis and Carter were absent

4. Lisa Myers; Amended Manzanita Subdivision Preliminary Plat

Action: Discussion/Consideration for approval

Lisa Myers appeared before the Planning and Zoning Commission seeking approval on an amended Manzanita Subdivision preliminary plat. There has been a change of lot line for the Bloomfield's lot. They have extended that lot 18 feet so it lined up to the irrigation ditch. Public Works Director Dent Kirkland noted that the water lines would have to have state approval.

Commission Member Diaz MOVED to approve the amended Manzanita Subdivision preliminary plat. The motion was SECONDED by Commission Member Killpack. Chairman Jones 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: Jones, Diaz, Smith, Killpack

Commission Members Davies, Droubay, Curtis and Carter were absent

5. Jesse Bloomfield; Amended Manzanita Final Plat - Phase 3, Lot 1

Action: Discussion/Consideration for approval

Commission Member Smith MOVED to approve the amended Manzanita final plat-phase 3, lot 1. 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.

Motion made by Smith, Seconded by Diaz.

Voting Yea: Jones, Diaz, Smith, Killpack

Commission Members Davies, Droubay, Curtis and Carter were absent

6. Dent Kirkland: House Bill 82 (HB 82)

Action: Discussion only

Public Works Director Dent Kirkland led a discussion on House Bill 82. The State passed HB 82 which limits the regulations you can place on turning a house into a duplex or adding an accessory dwelling unit. Kirkland added that you can add extra parking, or make it required that it be owner occupied. City Attorney Anderson asked if short term rentals should be allowed, and Mayor Niles added that they should have a business license if they were to rent them out. The Commission agreed that the primary dwelling should be owner occupied, there be 3 parking spots, and no short term rentals. Discussion of limiting the short term rentals by motels and rv lots was also discussed.

Attorney Anderson would like to work on drafting code.

7. Dent Kirkland: Containers/Tiny Houses

Action: Discussion Only

Public Works Director Dent Kirkland led a discussion about container homes and tiny houses. The Commission agreed that if they are on wheels, they would fit the description of a mobile home. Commission Member Diaz recommended that storage containers should not be made for habitation. They can be placed in zone A5 and RR2. Commission Member Killpack recommended they belong in the mobile home zone. Industrial zones could have unlimited storage containers as long as they meet setbacks. Storage containers cannot be stacked in any zone, and no part of a storage container can be used in any construction. Attorney Anderson will work on drafting code.

8. Reminder of Meeting: Six County Regional Growth Summit

ADJOURN

Commission Member Killpack MOVED to adjourn the meeting. This 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.

Motion made by Killpack, Seconded by Diaz.

Voting Yea: Jones, Diaz, Smith, Killpack

Commission Members Davies, Droubay, Curtis and Carter were absent

The meeting was adjourned at 9:44 p.m.


Sherri Westbrook, Recorder