



DELTA CITY PLANNING & ZONING PUBLIC HEARING

Wednesday, November 09, 2022 at 6:15 PM

Delta City Municipal Complex Council Chambers*

MINUTES

2 PRESENT
 3 Vice Chairman Kelly Carter
 4 Commission Member Phil Diaz
 5 Chairman Chad Droubay
 6 Commission Member Don Smith
 7 Council Liaison Nick Killpack
 8 Commission Member Dillon Pace
 9 Commission Member Tamara Stewart
 10 Commission Member Derek Curtis (6:49)

11 ALSO PRESENT

12 Lelani Gray	25	Dale Bond
13 Mark Gray	26	Dick Goulding
14 Marcos Lazaro	27	Soo Mooney
15 Sylvia Lazaro	28	Gary Goold
16 Margarita Phillipsen	29	Margaret Dutson
17 Clara-Belle Cook	30	Rusty Dutson
18 Jane Goulding	31	Brett Bunker
19 David Kirkland	32	Rayette Jones
20 DeVoe Kirkland	33	Travis Stanwoth
21 Stephanie Kooymann	34	Dent Kirkland
22 Emily Smith	35	Todd Anderson
23 Alecia Turner	36	Sherri Westbrook
24 Alan Riding	37	Michelle Lovejoy

38 CALL TO ORDER

39 Planning and Zoning Chairman Chad Droubay called the meeting to order at 6:15 p.m. He stated
 40 that notice of the time, place and the agenda of the meeting had been posted at the City
 41 Municipal Complex, on the Utah Public Notice website, on the Delta City website and had been
 42 provided to the Millard County Chronicle-Progress and to each member of the Commission
 43 at least two days prior to the meeting.

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

45 1. 1) To receive and consider public comment regarding the proposed rezoning of the following:
 46 Legal Description: ALL OF LOT 4, BLOCK 27, PLAT "A", DELTA TOWNSITE SURVEY Proposed zone change
 47 is from Single and Two-Family Residential (R-2) Zone to Single and Multi-Family Residential (R-4) Zone.
 48 Jose Alfredo Marquez; applicant. The Commission will consider input from all interested parties prior
 49 to making a recommendation to the Delta City Council on this issue.

50 Jose Alfredo Marquez submitted an application for a zone change from R2 to R4. Marquez addressed
 51 the Planning and Zoning Commission and explained that the property is close to other R4 zones and
 52 that he would be able to construct fewer buildings on a bigger lot.

53 Soo Mooney explained that she has watched many multiplexes being constructed. Mooney worries
54 they will become low-income housing in the future. Mooney would like to know why they are located
55 in that area.

56 Chairman Droubay informed the public who was present that this application was for a zone change
57 and there will be building requirements if the project proceeds.

58 Alan Riding, retired Delta Public Works Director, expressed that he thinks that area is already dense
59 enough, and the zoning map took several meetings and years to develop.

60 Gary Goold would not like to see any more dense housing in that area.

61 David Kirkland thinks there is already enough density in that area.

62 Alecia Turner does not want to see an increase in traffic.

63 Emily Smith worries about drugs and trouble coming from those homes.

64 2. To receive and consider public comment regarding proposed changes to certain land use ordinances. A
65 summarization of those changes include: 1) placement of fences, 2) revision of structure of the
66 planning and zoning commission, including rights to vote, 3) prohibition of tandem parking for off
67 street parking requirements, and 4) other general corrections to the Delta City Code. The Commission
68 will consider input from all interested parties prior to making a recommendation to the Delta City
69 Council on these changes.

70 There was no public comment about this agenda item.

71 **ADJOURN**

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

75 Motion made by Killpack, Seconded by Diaz

76 Voting Yea: Curtis, Killpack, Droubay, Carter, Diaz, Smith, Pace, Stewart

77 The meeting was adjourned at 7:01 p.m.

80 Sherri Westbrook, Recorder

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