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DELTA CITY COUNCIL PUBLIC HEARING NOTICE

**WEDNESDAY,
October 13, 2021**

**Delta City Municipal Complex
76 N 200 W
DELTA, UT 84624
435.864.2759**

BEGINS 6:45 P.M.

Notice

The Planning and Zoning Commission of Delta, Utah will hold a Public Hearing on Wednesday, October 13, 2021 at the Delta City Municipal Complex located at 76 N 200 W in Delta, Utah, that will begin promptly at 6:45 p.m. The purpose of the public hearing is to receive and consider public comment regarding the proposed rezoning of the following, more specifically described as 32.83 Acres North of 990 N between 500 E & 1000 E; Notch Peak Views Phase 5. Legal description:

32.83 ACRES

BEGINNING AT A POINT N0°51'16"E, 608.84 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 6, T17S, R6W, SLB&M; THENCE ALONG THE NORTH LINE OF 990 NORTH STREET THE FOLLOWING 3 COURSES: N89°08'21"W, 425.38 FEET; THENCE N82°49'21"W, 683.87 FEET; THENCE N90°00'00"W, 236.23 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE N01°13'00"E, 1008.23 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE N89°04'38"E, 1335.56 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°51'16"W, 1121.47 FEET TO THE POINT OF BEGINNING.

Proposed zone change is from Rural Residential 2 (R-R-2) to Rural Residential (R-R). Rob Droubay, applicant. The Commission will consider input from all interested parties prior to making a recommendation to the Delta City Council on this issue.



Delta City
76 N 200 W
Delta, UT 84624
435-864-2759, 435-864-4313fax

Application to Appear

AZ1-812-

APPLICANT INFORMATION

2021 AUG 12 16:22

Applicant Name ROB DROUBAY
Contact Name _____
Contact Number 435 406 1192
Contact Email rob@droubaychevrolet.com
Mailing Address 990 N 350 E
City, State, Zip DELTA

APPEARANCE INFORMATION

Request to appear before:
☐ City Council ☒ Planning & Zoning ☐ Other: _____

Date you wish to appear: SOON

Subject Summary: ZONE CHANGE APP

Subject Detail:

Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.

WISH TO CHANGE ZONE FROM RR2 TO
RR1 ON APPROX 30 ACRES NORTH OF
990 N BETWEEN 500 E & 1000 E

Action Requested: PUBLIC HEARING / PZ APPROVAL

Applicant Signature [Signature] Date 8/12/21

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: [Signature] For City Use _____ Date: 8/12/21
Notes: _____

September 30, 2021

Attention: Delta City Planning and Zoning Commission and Delta City Council

Re: Request for Zone change from RR2 to RR1 on 32 acres north of 990 North between approximately 550 East and 1000 East, Delta, UT

Dear Commission and City Council members,

I am requesting a zone change on approximately 32 acres of property that is currently zoned RR2 and ask that it be rezoned as RR1. Please see attached description and map.

The reason for the request is the unanticipated interest in the 1 acre lots versus the 2+ acres size.

My feeling is that it doesn't change the master plan in that it all stays rural residential with the accompanying allowance for rural activities such as farm animals etc.

I think it will add benefit to the city as there will be all the curb, gutter, sidewalk, and road requirements which aren't necessary in RR2. Additionally it will allow for more homes which will translate to more hookups and collections for Delta City.

We do have an obstacle with water pressure regardless of the zone. I am agreeable to help with a solution and am glad to be involved in that discussion.

Please feel free to direct any questions or concerns to me personally at email rob@droubaychevrolet.com or to my cell phone 435.406.1192.

Thank you,

Rob Droubay

NOTCH PEAK VIEWS PHASE 5

ZONE CHANGE DESCRIPTION

32.83 ACRES

BEGINNING AT A POINT N0°51'16"E, 608.84 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 6, T17S, R6W, SLB&M; THENCE ALONG THE NORTH LINE OF 990 NORTH STREET THE FOLLOWING 3 COURSES: N89°08'21"W, 425.38 FEET; THENCE N82°49'21"W, 683.87 FEET; THENCE N90°00'00"W, 236.23 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE N01°13'00"E, 1008.23 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE N89°04'38"E, 1335.56 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S0°51'16"W, 1121.47 FEET TO THE POINT OF BEGINNING.

