



DELTA CITY PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, February 09, 2022 at 7:00 PM
Delta City Municipal Complex Council Chambers*

MINUTES

2 PRESENT

3 Richard Jones

4 Kelly Carter

5 Phil Diaz

6 Don Smith

7 Nick Killpack

9 ABSENT

10 Derek Curtis

11 Megan Davies

12 Chad Droubay

13 ALSO PRESENT

14 Todd Anderson

15 Sherri Westbrook

16 Brett Bunker

17 Michelle Lovejoy

18 Dent Kirkland

19 John Niles

20 Rob Droubay

21 **CALL TO ORDER**

22 Planning and Zoning Commission Chairman Jones called the meeting to order at 7:04 p. m. He
 23 stated that notice of the time, place and the agenda of the meeting had been posted at the City
 24 Municipal Complex, on the Utah Public Notice website, on the Delta City website and had been
 25 provided to the Millard County Chronicle-Progress and to each member of the Commission
 26 at least two days prior to the meeting.

27 **MINUTES APPROVAL**

28 1. Meeting Minutes Approval: 2022-01-12 Planning & Zoning Commission Meeting

29 Commission Member Diaz MOVED to approve the minutes of the Planning and Zoning Meeting held
 30 1/12/2022. The motion was SECONDED by Council Member Killpack. Chairman Jones asked if there
 31 were any questions or comments regarding the motion. There being none, he called for a vote.

32 Motion made by Diaz, Seconded by Killpack.

33 Voting Yea: Jones, Carter, Diaz, Smith, Killpack

34 Commission Members Curtis, Droubay, and Davies were absent

35 2. Meeting Minutes Approval: 2022-01-12 P&Z City Council Executive Meeting

38 Commission Member Carter would like a change to line 47 to read no single family homes.

39 Commission Member Carter MOVED to approve the minutes of the Planning and Zoning/City Council
40 Executive-Meeting held 1/12/2022 with the changes recommended. The motion was SECONDED by
41 Council Member Killpack. Chairman Jones asked if there were any questions or comments regarding
42 the motion. There being none, he called for a vote.

43 Motion made by Carter, Seconded by Killpack.
44 Voting Yea: Jones, Carter, Diaz, Smith, Killpack
45 Commission Members Curtis, Droubay, and Davies were absent

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

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49 3. Ordinance 22-292; amending Titles 16 and 18 of the Delta City Code
50 Action: Discussion/Consideration for approval

51 City Attorney Anderson informed the Commission that he will use Municode, which is live software, to
52 work on as they go through the changes.

53 The preliminary plat approval previously stopped at Planning and Zoning, with the changes, it will now
54 go to City Council for approval as well. The preliminary plat will proceed to City Council based on a
55 positive recommendation from Planning and Zoning. Chairman Jones was concerned about if there
56 would be a time adage along with another step, but Public Works Director Kirkland said that it would
57 only add another week, and is typically put on the next agenda. The final plat is currently being
58 approved at Planning and Zoning and City Council, but Council Member Killpack and Mayor Niles did
59 not see any reason for the final plat to go to City Council. Attorney Anderson will check to make sure
60 there is no conflict with the state to remove that step.

61 There was a discussion about Title 16.32.030 about the surfacing of the roads. The Commission would
62 like the code to state the road will be surfaced to the City's specifications. Commission Member Diaz
63 asked if they could cement the road instead of paving it, and then suggested the hard surfacing
64 wording in the code be fixed. Chairman Jones would like to change the definition of streets.

65 The Commission would like to clean up the section on condominiums and town homes.

66 The definition of a dwelling multifamily is anything over a 4-plex, but the Commission would like to see
67 a 4-plex be the maximum allowed.

68 The addition of a welding/-machine shop was suggested to be added to be allowed in the industrial
69 zone.

70 There was a discussion about how many parking spaces were needed per dwelling unit. The
71 Commission agreed that the garage counts as tandem parking between the garage and the street (thus
72 only being one spot including the inside garage parking), and that there should be 3 spaces per
73 dwelling unit, plus an additional space for every two units built.

74 Council Member Killpack MOVED to accept Ordinance 22-292 based on revisions. The motion was
75 SECONDED by Commission Member Carter. Chairman Jones asked if there were any questions or
76 comments regarding the motion. There being none, he called for a vote.

77 Motion made by Killpack, Seconded by Carter.
78 Voting Yea: Jones, Carter, Smith, Diaz, Killpack
79 Commission Members Curtis, Droubay, and Davies were absent

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83 **ADJOURN**

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

87 Motion made by Carter, Seconded by Killpack.
88 Voting Yea: Jones, Carter, Smith, Diaz, Killpack
89 Commission Members Curtis, Droubay, and Davies were absent
90
91 The meeting was adjourned at 9:36 p.m.



Sherri Westbrook

Sherri Westbrook, Recorder