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DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, August 14, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

2 PRESENT

- 3 Commission Member Derek Curtis
- 4 Chairman Chad Droubay
- 5 Commission Member Don Smith

- 6 Council Liaison Nick Killpack
- 7 Commission Member Dillon Pace
- 8 Commission Member Tamara Stewart
- 9 Commission Member Chris Christensen

10 NOT PRESENT

11 Commission Member Lindsey Dutson

12 ALSO PRESENT

- 13 Jake Nielson
- 14 Alyssa Nielson
- 15 Jose A. Marquez
- 16 Todd Anderson

- 17 Michelle Lovejoy
- 18 Sherri Westbrook
- 19 Dent Kirkland
- 20 Paiton Christensen

21 CALL TO ORDER

22 Planning and Zoning Chairman Droubay called the meeting to order at 7:00 p.m. He stated that notice of
23 the time, place, and agenda of the meeting had been posted at the City Municipal Complex, on the Utah
24 Public Notice website, on the Delta City website, and had been provided to the Millard County Chronicle-
25 Progress and each member of the Commission at least two days before the meeting.

26 MINUTES APPROVAL

27 1. Meeting Minutes Approval: Planning & Zoning Commission Public Hearing 2024-06-12

28 Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning
29 Commission Public Hearing held on 6/12/2024. The motion was SECONDED by Commission Member
30 Pace. Chairman Droubay asked if there were any questions or comments regarding the motion. There
31 being none, he called for a vote.

32 Motion made by Christensen, Seconded by Pace.

33 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

35 2. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2024-06-12

36 Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning
37 Commission Meeting held on 6/12/2024. The motion was SECONDED by Commission Member Pace.
38 Chairman Droubay asked if there were any questions or comments regarding the motion. There being
39 none, he called for a vote.

40 Motion made by Christensen, Seconded by Pace.

41 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

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

- 44 3. Jose A. Marquez: Marquez Minor Subdivision renewal
45 Action: Discussion/Consideration for approval

46 Jose Marquez appeared before the Commission to renew the plat update on the Marquez Minor
47 Subdivision. Public Works Director Kirkland noted that a renewal is required since it has been almost a
48 year. Marquez can move forward with lot two, but lots three and four must wait until the road has
49 been vacated. The boundary description will need to be updated, and it was recommended that the
50 County Recorder review the plat before the surveyor prints it. The Commission suggests taking the
51 road vacation in phases, and Council Member Killpack recommended moving Marquez's road vacation
52 to the top of the list and having a public hearing.

53 Commission Member Christensen MOVED to approve the renewal of the Marquez Minor Subdivision.
54 Commission Member Stewart SECONDED the motion. Chairman Droubay asked if there were any
55 questions or comments regarding the motion. There being none, he called for a vote.

56 Motion made by Christensen, Seconded by Stewart.

57 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen
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- 59 4. Jake Nielson: Present a Conceptual Plan for subdivision at 260 S 100 W and 244 S 100 W, Delta
60 Action: Discussion/Consideration for approval

61 Jake Nielson appeared before the Commission to present a conceptual plan for a subdivision. On the
62 narrow right-of-way, Nielson would like to build a four-plex on one lot and a single-family house on the
63 other. There is not enough square footage to meet the requirement, so he would like to take some
64 footage from the other lot to make frontage as well. If he took 200 square feet from the single-family
65 lot, there would be enough square footage to meet the requirements. The frontage requirement is 70
66 feet, which is currently 69 feet, so Nielson hoped to be grandfathered in. An existing garage that is
67 located on the lot line would be removed. The Commission recommended that the lots stay usable.

68 There is no road there, and it would be Nielson's responsibility to chip-seal it. Public Works Director
69 Kirkland stated that the city would put millings down on a few of the roads, and this was one of the
70 roads chosen. Kirkland does not want to put millings down in the next few weeks if Nielson will need
71 to dig it up to get utilities there. Kirkland could grant a permit to extend the main line, but if the
72 subdivision does not get approved, that would be a risk for Nielson.

73 **ADJOURN**

74 Commission Member Christensen MOVED to adjourn the meeting. Council Liaison Killpack SECONDED the
75 motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There
76 being none, he called for a vote.

77 Motion made by Christensen, Seconded by Killpack.

78 Voting Yea: Curtis, Chairman Droubay, Smith, Killpack, Pace, Stewart, Christensen

79 The meeting was adjourned at 7:42 p.m.
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Sherri Westbrook, Recorder