



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

MINUTES

2 **CALL TO ORDER**

3 PRESENT

4 Richard Jones

5 Derek Curtis

6 Phil Diaz

7 Don Smith

8 NOT PRESENT

9 Megan Davies

10 Chad Droubay

11 Kelly Carter

12 Nick Killpack

13 ALSO PRESENT

14 John Niles

15 Scott Nickle

16 Michelle Lovejoy

17 Steve Styler

18 Dent Kirkland

19 Sherri Westbrook

20 Travis Stanworth

21 Colin Christensen

22 Todd Anderson

25 **CALL TO ORDER**

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

31 **MINUTES APPROVAL**

32 1. Meeting Minutes Approval: 2022-02-09 Planning & Zoning Public Hearing

33 Commission Member Smith MOVED to approve the minutes of the Planning and Zoning Public Hearing
 34 held 2/9/2022. The motion was SECONDED by Council Member Diaz. Chairman Jones asked if there
 35 were any questions or comments regarding the motion. There being none, he called for a vote.

36 Motion made by Smith, Seconded by Diaz.

37 Voting Yea: Curtis, Diaz, Smith

38 Commission Members Davies, Droubay, Carter, and Killpack were absent
39

40 2. Meeting Minutes Approval: 2022-02-09 Planning & Zoning Commission Meeting

41 Commission Member Curtis MOVED to approve the minutes of the Planning and Zoning Meeting held
42 2/9/2022. The motion was SECONDED by Council Member Smith. Chairman Jones asked if there were
43 any questions or comments regarding the motion. There being none, he called for a vote.

44 Motion made by Curtis, Seconded by Smith.
45 Voting Yea: Curtis, Diaz, Smith
46 Commission Members Davies, Droubay, Carter, and Killpack were absent
47

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

49 3. Colin Christensen; Proposed zone change from R-1-B to R-2 at 365 E 450 S
50 Action: Discussion/Consideration for approval

51 Commission Member Diaz MOVED to approve the proposed zone change from R-1-B to R-2 located at
52 365 E 450 S. The motion was SECONDED by Council Member Curtis. Chairman Jones asked if there
53 were any questions or comments regarding the motion. There being none, he called for a vote.

54 Motion made by Diaz, Seconded by Curtis.
55 Voting Yea: Curtis, Diaz, Smith
56 Commission Members Davies, Droubay, Carter, and Killpack were absent

57 4. Dent Kirkland; Containers/Tiny Houses

58 Action: Discussion only

59 Public Works Director Dent Kirkland led a discussion on the subject of storage container homes and
60 tiny houses. They are not currently listed in the code, but Kirkland interprets them as a mobile home,
61 thus he believes they should only be placed in a mobile home zone. Kirkland has talked to the County
62 building inspector, and was informed that the container homes and tiny houses should have a HUD
63 sticker on them. They would not qualify as a manufactured home unless they come with a HUD
64 sticker.

65 Chairman Jones asked what size they were proposing, and Kirkland replied they would be 8' by 20', but
66 there was talk about stacking them. A building permit will be required if there is electrical or plumbing
67 installed.

68 City Attorney Anderson would like to survey other cities on Municode to see what they are doing.

69 Chairman Jones would like to see more affordable housing, and would like to see a zone created that
70 allows these houses.

71 **OTHER BUSINESS**

72 Mayor Niles asked for a discussion on alleys.

73 Steven Styler was present and stated that he is planning on building some townhomes, but some items
74 in the code amendments could affect his project. One of the most relevant changes is parking. Styler
75 has suggested to Mayor Niles to require a developer to clearly mark that you can't park on the street,
76 and to put curb there and stripe it red. Commission Member Curtis remarked that they will still park
77 there and enforcement would become an issue.

80

81 **ADJOURN**

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

85 Motion made by Curtis, Seconded by Diaz.

86 Voting Yea: Curtis, Diaz, Smith

87 Commission Members Davies, Droubay, Carter, and Killpack were absent

88

89 The meeting was adjourned at 8:07 p.m.

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Sherri Westbrook, Recorder