



# DELTA CITY PLANNING & ZONING REGULAR MEETING

Wednesday, March 09, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

## MINUTES

### CALL TO ORDER

#### PRESENT

Richard Jones  
Derek Curtis  
Phil Diaz  
Don Smith

#### NOT PRESENT

Megan Davies  
Chad Droubay  
Kelly Carter  
Nick Killpack

#### ALSO PRESENT

John Niles  
Scott Nickle  
Michelle Lovejoy  
Steve Styler  
Dent Kirkland  
Sherri Westbrook  
Travis Stanworth  
Colin Christensen  
Todd Anderson

### CALL TO ORDER

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

### MINUTES APPROVAL

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

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

Motion made by Smith, Seconded by Diaz.

Voting Yea: Curtis, Diaz, Smith

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

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

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

Motion made by Curtis, Seconded by Smith.

Voting Yea: Curtis, Diaz, Smith

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

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

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

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

Motion made by Diaz, Seconded by Curtis.

Voting Yea: Curtis, Diaz, Smith

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

4. Dent Kirkland; Containers/Tiny Houses  
Action: Discussion only

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

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

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

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

**OTHER BUSINESS**

Mayor Niles asked for a discussion on alleys.

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

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**ADJOURN**

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

Motion made by Curtis, Seconded by Diaz.

Voting Yea: Curtis, Diaz, Smith

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

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

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Sherri Westbrook, Recorder

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