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DELTA CITY PLANNING & ZONING COMMISSION
Wednesday, July 12, 2023 at 7:00 PM
Delta City Municipal Complex Council Chambers*

MINUTES

- 2 PRESENT
 3 Chairman Chad Droubay
 4 Vice Chairman Kelly Carter
 5 Council Liaison Nick Killpack
 6 Commission Member Tamara Stewart
 7 Commission Member Phil Diaz
 8 Commission Member Lindsey Dutson
 9 Commission Member Derek Curtis (arrived at 7:11 p.m.)

- 10 NOT PRESENT
 11 Commission Member Don Smith
 12 Commission Member Dillon Pace

- 13
 14 ALSO PRESENT
 15 Travis Stanworth
 16 Todd Anderson
 17 Dent Kirkland
 18 Michael Zurn
 19 Pat Burns
 20 Sherri Westbrook
 21
 22 Michelle Lovejoy
 23 John Niles
 24 Lisa Myers
 25 Tom Tasker
 26 Andy Nickle
 27 Kevin Knight

28 **CALL TO ORDER**

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

34 **MINUTES APPROVAL**

- 35 1. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2023-05-10
 36 Council Liaison Killpack MOVED to approve the minutes of the Planning and Zoning Commission
 37 Meeting held on 5/10/2023. The motion was SECONDED by Vice Chairman Carter. Chairman Droubay
 38 asked if there were any questions or comments regarding the motion. There being none, he called for
 39 a vote.

40 Motion made by Killpack, Seconded by Vice Chairman Carter.
 41 Voting Yea: Vice Chairman Carter, Diaz, Chairman Droubay, Killpack, Stewart, Dutson
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43 **BUSINESS** – Any such business as may come before the Commission.

- 44 2. Michael Zurn; Delta Crossings Preliminary Plat Approval
 45 Action: Discussion/Consideration for approval

46 Michael Zurn appeared before the Planning and Zoning Commission seeking preliminary plat approval
47 for Delta Crossings. Chairman Droubay led the Commission in the discussion. Commission Member
48 Stewart asked if there would be a time for public opinion about the construction of the road and
49 bridge on 450 North. City Attorney Anderson remarked that public clamor doesn't drive administration
50 action as long as it meets the code. There is no public hearing necessary for subdivision approval.
51 Chairman Droubay explained that the last public hearing was for rezoning. Commission Member
52 Stewart asked if the preliminary plat approval was for everything included on the plat map, and
53 Chairman Droubay agreed that it was. Commission Member Stewart asked if the public surrounding
54 the area was notified, but it was not required.

55 Chairman Droubay explained that if the Delta Crossing preliminary plat was approved, the entrance on
56 450 North is not on their property, and they were asked to help create the thorough-way to help with
57 access to the high school. Commission Member Diaz asked if they purchased the property from the
58 Nelsons. City Attorney Anderson explained that City Council wants the road and it is Delta City's
59 position that it is a platted street, and was intended to be a road. Commission Member Stewart asked
60 what the City Council's reasoning was to make it a road, and Council Liaison Killpack replied that the
61 benefits would be to have more than one access point and allow the connection to the high school and
62 middle school while avoiding Highway 6.

63 Public Works Director Kirkland explained that a traffic master plan was in the works, and the
64 recommendation was to complete 750 North and 450 North. Commission Member Stewart remarked
65 that at the last public hearing, most people did not want the bridge on 450 North. The Commission
66 talked about the options of having a four-way stop on 750 North.

67 Vice Chairman Carter asked if they have worked with the irrigation company on a plan for the ditch.
68 Michael Zurn spoke to Andy Nickle with the plan to reinforce the road with concrete, and have hired
69 engineers. Andy Nickle had some concerns about where the canal would cross roads, but just received
70 plans that day. Andy Nickle would like to be able to maintain the ditches without entering people's lots
71 and properties and for ease of access. Michael Zurn remarked that the ditches are 15 feet from the
72 back property line.

73 Approval would be conditioned upon the canal company signing off on the plan. Public Works Director
74 Kirkland added that there needs to be engineering for water and sewer lines, fire hydrants, street
75 lights, and street signs, which are all required for subdivisions. Delta City owns a part of the property
76 so an arrangement of transfer of that property will need to be made. The Planning and Zoning
77 Commission also wanted landscaping plans around the retention ponds, but they could present that
78 plan later.

79 Council Liaison Killpack MOVED to approve the Delta Crossing preliminary plat conditioned upon the
80 city code town home language, the arrangement of the transfer of the city-owned property within the
81 development from Delta City, express approval from the canal company with regards to canal
82 placement and bridge approval over the canal, approval of engineering for infrastructure: such as, but
83 not limited to storm drainage, fire hydrants, street lighting, street signs, and water and sewer, and
84 contingent upon further approval in the future of a landscape plan for the open space retention area.
85 The motion was SECONDED by Vice Chairman Carter. Chairman Droubay asked if there were any
86 questions or comments regarding the motion. There being none, he called for a vote.

87 Motion made by Killpack, Seconded by Vice Chairman Carter.

88 Voting Yea: Diaz, Chairman Droubay, Vice Chairman Carter, Killpack, Dutson, Curtis

89 Voting Nay: Stewart

90

91 3. Tom Tasker; Block 99 Minor Subdivision Final Approval
92 Action: Discussion/Consideration for approval
93 Tom Tasker appeared before the Planning and Zoning Commission seeking final approval for the Block
94 99 Minor Subdivision. Water and power have been installed on the property and bonds on the
95 sidewalk have been made. Public Works Director Kirkland had no issues.
96 Council Liaison Killpack MOVED to approve the final approval for the Block 99 Minor Subdivision. The
97 motion was SECONDED by Vice Chairman Carter. Chairman Droubay asked if there were any questions
98 or comments regarding the motion. There being none, he called for a vote.
99 Motion made by Killpack, Seconded by Vice Chairman Carter.
100 Voting Yea: Vice Chairman Carter, Diaz, Chairman Droubay, Killpack, Stewart, Dutson, Curtis
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102 4. Joan Myers/Lisa Myers; Myers Park Subdivision Preliminary Plat Approval
103 Action: Discussion/Consideration for approval
104 Lisa Myers appeared before the Planning and Zoning Commission seeking preliminary plat approval for
105 the Myers Park Subdivision. This project has been previously approved, but it has extended beyond the
106 year so it will need to be approved again. Myers added sewer and water, and the name on the plat will
107 need to be changed. The ditch would be abandoned and curb and sidewalk will be located there.
108 Myers will tie into existing water mains. Public Works Director Kirkland remarked that the Fire
109 Department believes there should be another fire hydrant on Main Street by lot one. The hydrant
110 could be installed on the east side close to the highway. Public Works Director Kirkland remarked that
111 the sidewalk is not complete, but that Myers could bond the sidewalk.
112 Vice Chairman Carter MOVED to approve the Myers Park Subdivision preliminary plat based on fire
113 suppression and wording on the plat. The motion was SECONDED by Commission Member Diaz.
114 Chairman Droubay asked if there were any questions or comments regarding the motion. There being
115 none, he called for a vote.
116 Motion made by Vice Chairman Carter, Seconded by Diaz.
117 Voting Yea: Vice Chairman Carter, Diaz, Chairman Droubay, Killpack, Stewart, Dutson, Curtis
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119 **ADJOURN**

120 Council Liaison Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was
121 SECONDED by Commission Member Diaz. Chairman Droubay asked if there were any questions or
122 comments regarding the motion. There being none, he called for a vote.
123 Motion made by Killpack, Seconded by Diaz.
124 Voting Yea: Vice Chairman Carter, Diaz, Chairman Droubay, Killpack, Stewart, Dutson, Curtis
125 The meeting was adjourned at 8:19 p.m.
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Unapproved