



DELTA CITY PLANNING & ZONING REGULAR MEETING

Wednesday, May 11, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

- Kelly Carter, Commission Member
- Phil Diaz, Commission Member
- Chad Droubay, Commission Member
- Don Smith, Commission Member
- Nick Killpack, Delta City Council Representative

NOT PRESENT

- Megan Davies, Commission Member
- Richard Jones, Commission Chairman
- Derek Curtis, Commission Member

ALSO PRESENT

- Sherri Westbrook
- Todd Anderson
- Dent Kirkland
- Michelle Lovejoy
- John Niles
- Travis Stanworth
- Charlie Edwards
- Rob Droubay
- Lisa Myers
- Alan Roper

CALL TO ORDER

Planning and Zoning Commission Member Chad Droubay called the meeting to order at 7: 00 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: 2022-04-13 Planning & Zoning Commission Meeting

Commission Member Diaz MOVED to approve the minutes of the Planning and Zoning Commission Meeting held 4/13/2022. The motion was SECONDED by Council Member Killpack. Commission Member Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

39 Motion made by Diaz, Seconded by Killpack.
40 Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

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

42 2. Alan M. Roper; Zone Change from R-1 to R-4
43 Action: Discussion only

44 Alan Roper appeared before the Planning and Zoning Commission seeking a zone change from R1 to
45 R4 located from 100 S to 450 S and 400 E and 500 E. Roper would like the outlined portion to remain
46 as commercial business. There are some narrow right-of-ways that would need to be addressed, and
47 there might be a problem with neighboring land. Commission Member Diaz recommends that it
48 remains R1 with an R4 overlay with parameters for density purposes. Commission Member Carter
49 recommends a change to R2. City Attorney Anderson will work on writing code for a new zone, and a
50 Public Hearing will need to be held next month.

51 3. Lisa Myers - Joan Myers; Final Approval of Lots 8 & 9, Phase 4 of Manzanita Subdivision
52 Action: Discussion/Consideration for Approval

53 Lisa Myers appeared before the Planning and Zoning Commission seeking final approval of Lots 8 and
54 9, Phase 4 of the Manzanita Subdivision. A bond for the sidewalk has been paid, and Public Works
55 Director Kirkland said there are no issues from the Public Works Department.

56 Commission Member Carter MOVED to accept the final approval of Lots 8 and 9, Phase 4 of Manzanita
57 Subdivision. The motion was SECONDED by Commission Member Diaz. Commission Member Droubay
58 asked if there were any questions or comments regarding the motion. There being none, he called for
59 a vote.

60 Motion made by Carter, Seconded by Diaz.
61 Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

62
63 4. Rob Droubay; Final Plat Lot 8 Phase 4, Notch Peak View Estates
64 Action: Discussion/Consideration for approval

65 Rob Droubay appeared before the Planning and Zoning Commission seeking approval of the Final Plat
66 Lot 8 Phase 4 of the Notch Peak View Estates. The road has been paved to 1000 East and has had an
67 engineer spend time to make sure there is adequate drainage. There is a drain on the corner of lot 8.
68 Public Works Director Kirkland said there are no issues from the Public Works Department.

69 Commission Member Carter MOVED to approve the Final Plat Lot 8 Phase 4 of the Notch Peak View
70 Estates Subdivision. The motion was SECONDED by Council Member Killpack. Commission Member
71 Droubay asked if there were any questions or comments regarding the motion. There being none, he
72 called for a vote.

73 Motion made by Carter, Seconded by Killpack.
74 Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

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76 5. Dent Kirkland; Ordinance 22-295, Amendments to Title 18 of Delta City Code
77 Action: Discussion only

78 City Attorney Anderson made a few changes to the code pertaining to storage containers. The Planning
79 and Zoning Commission previously discussed allowing an unlimited number of storage containers in
80 the commercial zone, but it has been changed to ten. Commission Member Diaz called other cities to
81 find out their allowances, and found that Richfield used to allow them but no longer do in any zones.

82 Other cities limit them with a small number, and they would need a permit. Commission Member Diaz
83 recommends that 5 should be allowed per acre, and they cannot be stacked. Industrial areas can have
84 3, but will not be available to rent out. Zones A1 and A5 allow one for temporary use, and would need
85 a permit. Storage containers will not be allowed to be parked on the street or to use them for
86 advertising purposes.

87 Guest house parking will be changed to 2 parking spots. Additions of an accessory dwelling unit will
88 require the primary dwelling unit to be owner occupied.

89 There was discussion about RV parks and that cabins are allowed but can only make up ten percent of
90 the total RV Park. A permanent residential unit for the manager can be added. Charlie Edwards was in
91 attendance and wanted to discuss the long term rental time frame on percentage. Attorney Anderson
92 recommended that a separate ordinance be made on this issue.

93 **ADJOURN**

94 Council Member Killpack MOVED to adjourn the Planning and Zoning Commission Meeting. The motion was
95 SECONDED by Commission Member Diaz. Commission Member Droubay asked if there were any questions
96 or comments regarding the motion. There being none, he called for a vote.

97 Motion made by Killpack, Seconded by Diaz.

98 Voting Yea: Carter, Diaz, Droubay, Smith, Killpack

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100 The meeting was adjourned at 9:25 p.m.
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102 Sherri Westbrook, Recorder
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