



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, August 11, 2021 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

2 **CALL TO ORDER**

3 PRESENT

4 Richard Jones

5 Kelly Carter

6 Megan Davies

7 Chad Droubay

8

9 ABSENT

10 Derek Curtis

11 Phil Diaz

12 Sarah Kimball

13 Betty Jo Western

14 Also present:

15 Mayor John Niles

16 Travis Stanworth

17 Brett Bunker

18 Jose Marquez

19 Nick Killpack

20 Dent Kirkland

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22 Michelle Lovejoy

23 Sherri Westbrook

24 Rob Droubay

25 Kiley Chase

26 Michael Zurn

27 Tom Souvall

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29 Planning and Zoning Commission Chairman Jones called the meeting to order at 7: 13 p. m. He stated
30 that notice of the time, place and the agenda of the meeting had been posted at the City Municipal
31 Complex, on the Utah Public Notice website, on the Delta City website and had been provided to
32 the Millard County Chronicle-Progress and to each member of the Commission at least two days
33 prior to the meeting.

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35 **MINUTES APPROVAL**

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37 1. Minutes Approval: 2021-04-14

38 The minutes of the Planning and Zoning Meeting held 4/14/21 were presented for approval.

39 Commission Member Carter MOVED to approve the minutes of the Planning and Zoning

40 Meeting held 4/14/21. The motion was SECONDED by Commission Member Davies. Chairman

41 Jones asked if there were any questions or comments regarding the motion. There being

42 none, he called for a vote.

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44 Voting Yea: Jones, Carter, Davies, Droubay
45 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

46 2. Minutes Approval: 2021-06-09 Public Hearing
47 The minutes of the Planning and Zoning Public Hearing held 6/09/21 were presented for
48 approval. Commission Member Droubay MOVED to approve the minutes of the Planning and
49 Zoning Meeting held 3/10/21. The motion was SECONDED by Commission Member Carter.
50 Chairman Jones asked if there were any questions or comments regarding the motion. There
51 being none, he called for a vote.
52 Voting Yea: Jones, Carter, Davies, Droubay
53 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.
54

55 3. Minutes Approval: 2021-06-09
56 The minutes of the Planning and Zoning Meeting held 6/09/21 were presented for approval.
57 Commission Member Droubay MOVED to approve the minutes of the Planning and Zoning
58 Meeting held 3/10/21. The motion was SECONDED by Commission Member Davies. Chairman
59 Jones asked if there were any questions or comments regarding the motion. There being
60 none, he called for a vote.
61 Voting Yea: Jones, Carter, Davies, Droubay
62 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.
63

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

65 4. Rob Droubay
66 Zone Change Discussion

67 Rob Droubay would like a zone change on 30 acres which is currently zoned as RR2 to RR1. The curb
68 and gutter were installed on 990 on both sides of the road. Water pressure and the rise in elevation
69 are concerns but will work with Delta City. This change would include roughly 25 lots. Public Works
70 Director Kirkland advised Mr. Droubay that he would need to pay the fee and then they can proceed
71 with a public hearing and noticing.

72 5. Jose A. Marquez
73 Minor Subdivision Discussion/Consideration

74 Jose Marquez would like to subdivide a lot on 200 East and 200 South into three pieces and build a
75 duplex on the northwest and do it in phases. Marquez owns a quarter of a block. Delta City owns a
76 right of way that has never been improved, which should be a 33 foot road. Location of the lot is in the
77 redevelopment area, and adjacent to existing curb and gutter. Sewer, water and storm drains are in, it
78 would need curb, gutter, and sidewalk. Marquez would like two small lots and one large lot, and would
79 like to install curb and gutter in phase 2. Marquez will take to City Council to get some clarification.
80 Commission Member Droubay MOVED to approve the preliminary plat with improvements
81 based on the current code. The motion was SECONDED by Commission Member Davies.
82 Chairman Jones asked if there were any questions or comments regarding the motion. There
83 being none, he called for a vote.
84 Voting Yea: Jones, Carter, Davies, Droubay
85 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.
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87 6. Nick Killpack, Councilmember
88 Land Use Amendments & Transportation Plan

89 Council Member Nick Killpack presented a transportation road plan for Delta City. Killpack would like a
90 grid system for future development. There are a few obstacles in the way such as the river, railroad
91 tracks, and Hwy 6 and 50. Rural Millard County and Delta City have two different grids. Millard County
92 is 10 blocks to the mile, and there are county roads in Delta City that are numbered with Millard
93 County numbers. Alleys will not be built again. Killpack would like to have a Public Meeting before
94 presenting the plan to City Council. Discussions with Millard County is that they have the desire that if
95 they are near Delta City, they should be annexed into the city. Every county road in Delta would need a
96 proper name except 500 West because they line up with Delta's grid.

97 PUBLIC COMMENT PERIOD

98 Tom Souvall presented that they were working and modifying their concept plan so there is a
99 preliminary plat to bring to the next Planning and Zoning meeting. Public Works Director Kirkland
100 advised the Commission that City Council made the decision to give them vested interest from March.

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102 **ADJOURN**

103 8:40 p.m.

104 Motion made by Droubay, Seconded by Carter.

105 Voting Yea: Jones, Carter, Davies, Droubay

106 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

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Sherri Westbrook, Recorder