



## **PLANNING AND ZONING COMMITTEE REGULAR MEETING MINUTES**

Wednesday, March 10th, 2021

Delta City Municipal Complex Council Chambers  
75 West Main  
Delta, Utah 84624-9440

### **PRESENT**

Richard Jones, Chairman  
Megan Davies, Commission Member  
Kelly Carter, Commission Member-Arrived  
at 7:19

Sarah Kimball, Commission Member  
Derek Curtis, Commission Member  
Phil Diaz, Commission Member

### **ABSENT**

Chad Droubay, Commission Member  
Betty Jo Western, Council Representative

### **OTHERS PRESENT**

Todd F. Anderson, City Attorney  
Michelle Lovejoy, Head Librarian  
Dent Kirkland, Public Works Director  
John Niles  
Alex Souvall  
Bill Souvall

Tom Souvall  
Rob Droubay  
Andy Nickle  
Amber Nickle  
Michael Zurn  
Dean Anderson

Planning and Zoning Commission Chairman Jones 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**

The minutes of the Planning and Zoning Meeting held 01/13/21 were presented to the Commission for approval. Commission Member Kimball MOVED to accept the minutes of the Planning & Zoning Public Hearing held 01/13/21 with the adjustment noted. The 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. The motion passed with

Commission Members Kimball, Davies, Curtis, and Diaz in favor. Council Members Carter, Western, and Droubay were absent.

## **BUSINESS**

### **Rob Droubay: Notch Peak Phase 4 Plat D Lot 6 Final Approval**

Mr. Droubay explained that this lot was at 1000 East and did have Delta City sewage and water connected to it. Chairman Jones asked if there would be a curb and gutter. Mr. Droubay said that it was coming. It was also noted that nothing had changed from the preliminary. Commission Member Kimball MOVED to accept the Final Notch Peak Phase 4 Plat 6 Lot 6. The motion was SECONDED by Commission Member Davies. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Kimball, Davies, Curtis, Diaz, Carter in favor. Commission Members Western and Droubay were absent.

### **Micheal Zurn: Subdivision of 71 and 79 South Center**

Mr. Zurn explained that he owned the homes on 71 and 79 South Center. The homes are both next to each other, and have deep lots. Mr. Zurn's proposal is to subdivide the back lots into one property and put a triplex on it. He informed the Council that it was in the correct zoning for that type of project. Mr. Zurn asked if there were any questions that the Council had for him. Council Member Kimball asked why his property had a jog in it. He explained that he made that jog so that his property would meet the requirements for that area. Mr. Zurn was wondering if there was some way he could recoup costs if there was future development near his property. City Attorney Anderson said that there is nothing codified as of right now. Public Works Director Kirkland informed the Council that this new lot would not have the proper frontage. City Attorney Anderson said that since it was a pre-existing lot, it does not need to meet those requirements. City Attorney Anderson also informed Mr. Zurn that he would need a 10 foot utility easement around the outside of the property. Chairman Jones would like the location of the building, utilities and parking on the preliminary. Mr. Zurn thanked the council for their time.

### **Micheal Zurn: Delta Forty Concept Plan**

Mr. Zurn gave a brief background about some of the experiences he has had regarding available housing in Delta and why he wants to continue to develop in Delta. He explained that he was planning on doing spec homes, and informed the Council on many of the changes that have been made to spec homes over the past several years. Council Member Diaz asked why none of these lots on the south end would have the minimum square footage for a new lot. Mr. Zurn explained that it was zoned for mobile homes so that is what they will do in a future phase. There was additional discussion between City Attorney Anderson and Mr. Zurn regarding the process that he would need to go in order to continue developing the property. Several other council members expressed concerns for the safety of the residents due to the limited number of entrances and the open ditches surrounding the property. Council Member Diaz expressed that

other developers have not gotten the cheapest option and he would like to be fair to them and follow the rules as they are written. Public Works Director Kirkland said that he has seen developers not operate in Delta because they are unable to get the footage block from the canal company. After discussion regarding future plans, Mr. Diaz asked if the Hammerhead was a legal turnaround. City Attorney Anderson said that it is a temporary solution. Mr. Zurn suggested that instead of doing a Hammerhead he could instead make a second exit. Chairman Jones explained that the subdivision would need to connect to 450 west and the water system. Mr. Zurn asked if there were any additional questions from the Council. Council Member Curtis asked if this was Mr. Zurn's first project of this nature. He explained that although he had not done manufactured homes, he has been involved with subdividing. Chairman Jones stated that as long as the lots were 6,000 square feet he would be satisfied. Mr. Zurn thanked the Council for their time and said that if there were any additional questions to feel free to contact him.

#### **Dent Kirkland: Other Business**

Director Kirkland said that the road on 450 and 750 could potentially have a lot of benefits from the development. He also informed the Council that Delta City owned the access road. Chairman Jones tabled item number 4, storage containers, until the next meeting.

With no other questions or comments, Commission Member Diaz MOVED to adjourn the meeting. The motion was SECONDED by Council Member Carter. Chairman Jones asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Diaz, Kimball, Davies, Curtis, and Carter in favor. Commission Members Western and Droubay were absent.

The meeting was adjourned at 9:06 p.m.



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**SHERRI WESTBROOK  
CITY RECORDER**

**MINUTES APPROVED: 04/14/21**