

Minutes: PLANNING AND ZONING COMMITTEE MEETING, October 9, 1979
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MINUTES OF A PLANNING AND ZONING MEETING HELD OCTOBER 9, 1979

Minutes of a Regular Meeting of the Delta City Planning and Zoning Committee held Tuesday, October 9, 1979, commencing at the hour of 7:30 p.m. at the Delta City Office.

PRESENT

Don Dafoe	Chairman and presiding
Hatch Farnsworth	Member
David Church	Member
Robert Law	Member
Joe Stewart	Member
Sherri Lewis	Member
Max Bennett	Member and Councilman in charge
Roland Dutson	Member
Rochelle Watts	Member

ABSENT

None

OTHERS PRESENT

Lee J. Roper	Mayor
Steve Jackson	Attorney
Paul Nelson	Architects/Planners Alliance, Inc.
Lilli Dawson	Secretary

Chairman Dafoe being present in person called the meeting to order at 7:45 p.m. Lilli Dawson being present acted as secretary.

Reading of minutes of a Regular Meeting held Tuesday, September 25, 1979, was deferred until the next Regular Meeting.

Attorney Jackson informed the Committee that he had recently talked to Mr. Mick McCoy, of the Utah League of Cities and Towns, and he assured him that the present Annexation Statute House Bill #61 was still constitutional and Delta City can proceed with their Annexation Master Plan.

He mentioned that Section 10-1-104 Utah Code Annotated as amended by the Utah State Legislature reads that "contiguous" means abutting directly on the existing boundary of the annexing municipality. "Directly" includes separation by a street, alley, public right-of-way, creek, river, right-of-way of a railroad or other public service corporation, or by lands owned by the municipality, by some other political subdivision of the state or by the state.

Upon a MOTION by Member Church, it was the unanimous decision of all members to recommend to City Council that they submit a letter to the

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County Commission urging them to establish a Local Boundary Commission. The motion was SECONDED by Member Stewart.

Chairman Dafoe read a letter from James C. Kaiserman Land Company, addressed to the Mayor, requesting that a certain described parcel of ground be annexed to Delta City and zoned for a mobile home park.

It was the consensus of all the members to table any deliberation about recommendation of the request to City Council until notice has been received from the County Commission regarding a Local Boundary Commission.

Member Bennett told the other members that the president of the Western Division of Martin Marietta Co. would like to meet with the Committee and submit information regarding a proposed cement plant to be constructed between Delta and Nephi. It was decided to invite him to meet with the Committee at his convenience.

Member Bennett questioned if any recommendations for annexation can be made to City Council before a Master Plan is effected.

Attorney Jackson said such action is not wise or advisable until a Master Plan and Boundary Commission is in effect and established.

Mayor Roper suggested that Mr. Nelson be allowed to present his outline of a Master Plan.

Mr. Nelson's presentation included a base map of streets and overlays from the County Planner's Office.

The Committee asked Mr. Nelson to obtain base maps, overlays of water and sewer lines, and annexation maps on a scale of 36x48 for their individual use.

Mr. Nelson suggested that the Committee make a recommendation to the City Council to consider a taxation plan from IPP to finance Community Impact.

He explained the planning process of the Master Plan Outline and several approaches which could be taken and suggested that in order to expediate the program each member should be delegated tasks and responsibilities with a schedule for completion.

Member Farnsworth recommended that Mr. Nelson write up a Master Plan following the outline as presented.

Mr. Nelson said there were many elements to consider and he would have to refer to his time schedule before he could set a realistic time table; however, the Master Plan could not possibly be finalized until January 1, 1980, at the earliest.

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Member Farnsworth made a MOTION to invite Mr. Nelson back to the next Planning and Zoning Meeting on October 16, 1979, to present a more reasonable time table for completion of the Master Plan. His motion was SECONDED by Member Church and received a unanimous vote.

There being no further business, Member Church made the MOTION to adjourn at 9:15 p.m. His motion was SECONDED by Member Farnsworth.

Don Dafoe, Chairman


Lilli Dawson, Secretary