

PLANNING AND ZONING MEETING
JANUARY 9, 1980

AGENDA

DELTA CITY OFFICE 7:30 p.m.

APPROVAL OF MINUTES OF JANUARY 2, 1980

PAUL CAHOON AND OWEN CAHOON (Developers)
DEE TAYLOR (Architect)
CHAD (Contractor)

STATUS OF MOBILE HOMES AND TARILERS

PAUL NELSON - Problems and Opportunities

MINUTES OF A PLANNING AND ZONING MEETING HELD JANUARY 9, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, January 9, 1980, at the Delta City Offices beginning at the hour of 7:30 p.m.

PRESENT

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

ABSENT

Hatch Farnsworth	Member
Roland Dutson	Member

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OTHERS PRESENT

Leland J. Roper	Mayor
Carl Hasse	IPP
Paul Nelson	APA
Max Shaw	County Planner
Paul Cahoon	Developer
Owen Cahoon	Developer
Dee Taylor	Architect
Jessie Wilson	KNAK
Delma Jean Galli	Hinckley Planning and Zoning

Minutes of a Regular Meeting held Wednesday, January 2, 1980 were read and approved upon a MOTION by Member Church, SECONDED by Member Stewart and received a unanimous affirmative vote.

Chairman Dafoe invited the Cahoons to present their proposal and requested them to try to limit their time to 15 minutes as all developers, who attend the Planning and Zoning Meetings, will be asked to do as of January 2, 1980.

Mr. Taylor, architect for the Cahoon Development, presented a proposal for annexation and an area plan showing the Cahoon Property, south of Delta, where they anticipate building 32 units on 40 acres. Each unit will have 4 to 6 buildings which will be rental homes, until sold, apartments and fourplexes. He said there are future plans as well for the Cahoon property on the north side of Delta.

Chairman Dafoe thanked the developers and told them the proposal showed sensible and intelligent planning, but the Committee's hands are tied until the Master Plan is completed and submitted to the City Council, the County, all necessary arrangements made for advertising and a Public Hearing held to receive input.

Next on the agenda was the status of Mobile Homes and Trailers. The Chairman reported that the changes recommended by the Planning and Zoning Committee had been submitted to the City Council, acted upon by the Council and placed in the hands of the City Attorney, who is working on them.

The Chairman then asked the Mayor if he wished to discuss the status of Mr. Nelson who is assisting the Planning and Zoning Committee with the Master Plan.

The Mayor told the Committee that Mr. Hasse had given approval for Mr. Nelson to continue to furnish his services to the Committee.

The following is the conversation and discussion that took place on the status-quo of the County Planner, the City of Delta, the County and other related issues:

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Mr. Nelson: I think the Committee has made progress and have a workable plan so far, but I feel that at this point they should relate to the County Planner.

Mr. Shaw: I have been busy in the past with developers, which is not my role, and with the County but I am taking steps to rectify the problem of helping cities and towns of this area.

Mayor Roper: Will you now be free enough to donate time to Delta City?

Mr. Shaw: Technical aspects take time to teach the Planning and Zoning Board.

Mayor Roper: We don't have the time to teach them. We have to go ahead with the Master Plan and Zoning Maps.

Mr. Shaw: The original intent was not to purchase the Master Plan but to help the Committee get started. The money given the County was to be used for the County Planner's wages over a two year span and to run his office.

Mr. Hasse: I think the Committee needs more help than just guidance. They need someone such as an overall planner coordinator, to do the detailed work and present it to them for reviewing. This is what they thought the money was intended for. The essential work is done here. They need to work closely with the County and the other communities.

Mr. Shaw: The original intent of the grant money was to help all communities; however, the Planning and Zoning Committees have not been very receptive and they felt like developing their own plans separately and I have been trying to develop my assignment work on an individual basis. The original intent was for coordinated effort coordinated through on planner for all communities. The process broke down after the disintegration of the Council of Governments then the County took all my time.

Chairman Dafoe: Judging by the way it is now I can't see too much change in Max's duties. We need to complete the Master Plan as soon as possible and we need help from Mr. Nelson and coordination with the other communities.

Member Church: Why can't some of the money intended for Delta City Planning be diverted to the Committee to pay Mr. Nelson for his services?

Mr. Shaw: The money has been spread out.

Member Church: We need Mr. Nelson's help and Mr. Shaw's help but I doubt if the County will relinquish Mr. Shaw's time.

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Mayor Roper: Would the Committee like Mr. Nelson to accept the job and Mr. Shaw to coordinate?

Mr. Hasse: I suggest the Committee get the Master Plan on the streets for public comment as soon as possible and get the public review process going. It is up to the Mayors and County Commission to see that the Master Plans are coordinated to assure uniformity.

Mayor Roper: If the Committee is willing I will take the Master Plan to the Council of Governments and the County Commission if the Committee can't get it done.

Mr. Shaw: The cities didn't want the County to make up a Master Plan. They wanted to make up their own separately.

Mr. Nelson: If I clearly understand the scope of Mr. Shaw's services, his main role is to make sure the individual plans of the separate entities are coordinated so that no one municipality completes their Master Plan ahead of the others. He is looking at the overall impact on the cities and counties. Delta shouldn't hold up on their Master Plan but other entities should move rapidly so the Master Plans can be coordinated.

Mr. Shaw: May I suggest a Special Meeting for Delta and the other cities.

Mr. Church: I think it inappropriate to call the other communities in and give them advice; however, it will take them longer if they have to learn on their own. We could help them organize.

Member Bennett: A representative from each City is going to meet once a month with the County Planning Commission to coordinate plans.

Chairman Dafoe: I recommend that we utilize the services of Mr. Nelson on the Master Plan and coordinate our plans with the Coordinating Committee.

Member Stewart MOVED that the recommendation be carried out. Member Church SECONDED the motion and it received a unanimous vote.

Mr. Nelson reviewed Problems and Opportunities of the Suggested Committee Assignments and asked if any Committee Memers were prepared to present their assignments.

Member Church issued copies of a Document on Residential Development and talked on the second part of the original assignment given to him and Member Bennett.

Member Stewart presented part of his and Roland's assignment on Goals/Policies of Transportation.

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A discussion on problems of the other assignments followed and Member Church recommended that as the reports are finished and presented Mr. Nelson will compile them and incorporate in the sections of the Master Plan he is working on and they will continue with that format.

Suggestions for the next meeting's agenda are as follows:

1. Report from the Chairman concerning the cooperative effort of the Coordinating Planning County Meeting held January 10, 1980.
2. Progress report and update on time frame schedule of the Master Plan by Mr. Nelson.
3. Reports on assignments not yet presented by Committee Members.

There being no further business, Member Stewart MOVED to adjourn at 10:30 p.m. His motion was seconded by Member Church and the vote was unanimous.

Don Dafoe, Chairman

Lilli Dawson
Lilli Dawson, Secretary