

PLANNING AND ZONING MEETING
FEBRUARY 6, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 7:30 p.m.

1. APPROVAL OF MINUTE OF JANUARY 23, 1980
2. PRESENTATIONS:
 - a. Pendray Construction: Preliminary Platt for Subdivision
 - b. Steve Jackson: Rex Day--Searles Brothers: Petitions for annexation.
 - c. Doug Robison: Will discuss plans for development of ground in area of possible annexation.
3. PRELIMINARY DISCUSSION ON MOBILE HOME ORDINANCE.

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And for such other business as may come before
said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD FEBRUARY 6, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, February 6, 1980, at the Delta City Offices beginning at the hour of 7:30 p.m.

PRESENT

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

ABSENT

Hatch Farnsworth	Member
Roland Dutson	Member

OTHERS PRESENT

Leland J. Roper	Mayor of Delta
Steve Jackson	Attorney at Law
Ed Gifford	Dudley and Associates
Matthew Judd	Dudley and Associates
Don Bird	Delta City Councilman
Jim Pendray	Pendray Construction
Robert Pendray	Pendray Construction
Doug Robison	Menlove Development
Brent Menlove	Menlove Development
Bert Martin	Menlove Development
James Menlove	Menlove Development
Gary Bunker	Bunker & Sons
Jess Wilson	KNAK Radio Station

Chairman Dafoe being present presided and called the meeting to order at 7:30 p.m. Lilli Dawson being present acted as secretary.

Minutes of the Planning and Zoning Meeting held Wednesday, January 23, 1980, were read and approved upon a MOTION by Member Church, SECONDED by Member Lewis and received a unanimous affirmative vote.

PENDRAY ESTATES

The Pendrays presented a Preliminary Plat for Pendray Estates Development which includes a total of 108 building lots and said they would like the Committee to approve and recommend that the City close

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and vacate 4th North so they can extend their property lines and rework 4th North into the Development. They plan to build a street 60 feet wide just South of 4th North which they believe would benefit the City as well as the Development.

A discussion followed the presentation after which Member Church made a MOTION that the Planning and Zoning Committee recommend to Delta City Council that 4th North beginning at 350 East to 600 East be closed and vacated, contingent upon the approval of the Preliminary Plat of Pendray Estates. His motion was SECONDED by Member Law and carried unanimously.

Member Church pointed out the fact that there were no provisions made in the Preliminary Plat for parks and the Pendrays would have to abide by the Subdivision Standards concerning park requirements.

Robert Pendray told the members the Preliminary Plat had flexibility and the Ordinances in terms of park requirements would be complied with; however, the Ordinances would have to be reviewed as there was confusion in their minds about conforming to the existing Subdivision Ordinance or the Proposed Subdivision Ordinance.

Member Bennett informed all those present that the City Council had adopted the Standards of the Utah League of Cities and Towns Subdivision Ordinance to apply to the existing Subdivision Ordinance of Delta City at the City Council Meeting held on January 28, 1980, and a Public Hearing will be held regarding the Ordinance on February 19, 1980.

Mr. Jim Pendray discussed the request of Delta City to move the existing location of the proposed sewer lift station for Pendray Estates from the corner of 4th East and 2nd North to just south of Highway #6 on 6th East so that the lift station can accommodate more users than the Pendray Development and they had told the City Council they would examine the feasibility, cost situation and time table and would consider the location change.

Provisions for storm drains were also discussed and the Pendrays said that later the storm drains will be tubed and covered.

Member Church made a MOTION to approve the Pendray Preliminary Plat and to recommend that Delta City Council approve the Preliminary Plat of Pendray Estates pending compliance with the Ordinances of Delta City. His motion was SECONDED by Member Law and received a unanimous vote.

Mr. Jim Pendray displayed the following drawings:

1. Lot sizes
2. Off-site improvements
3. Plat A: Sewer and water information
4. Curb, gutter and sidewalk
5. Proposed lift station

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He displayed Final Plat A explaining that Lot #7 would be deleted and asked for the Committee's approval of the Final Plat.

Member Church made a MOTION that the Committee approve the proposed Final Plat A of the Pendray Estates subject to elimination of that portion now designated as Lot #7 and to recommend that Delta City Council approve the Final Plat A of Pendray Estates. His motion was SECONDED by Member Stewart and received a unanimous vote.

DELTA ESTATES MOBILE HOME SUBDIVISION PETITION FOR ANNEXATION FILED BY REX C. DAY

Attorney Jackson presented a petition for annexation, a legal description of said real property and assessed valuation and a map of the territory proposed to be annexed, showing its relationship to the presently existing boundaries of Delta City.

SEARLES BROTHERS MOBILE HOME PARK SUBDIVISION

Presented by Attorney Jackson and including a petition for annexation, a legal description of said real property and assessed valuation and a map of the territory proposed to be annexed, showing its relationship to the presently existing boundaries of Delta City.

DOUG ROBISON PROPOSAL FOR MOBILE HOME SUBDIVISION REPRESENTING JAMES MENLOVE

Mr. Robison displayed an aerial photo of territory proposed to be annexed lying in Township 17S and Range 6W and showing its relationship to the presently existing boundaries of Delta City.

The Chairman thanked the gentlemen for their time and effort explaining the temporary suspension of approval of any annexation proposals is due to legal process and required time element before adoption of the Annexation Policy by City Council.

There being no further business, Member Church made a MOTION to adjourn at 10:15 p.m. His motion was SECONDED by Member Bennett.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary