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MINUTES OF A PLANNING AND ZONING MEETING HELD APRIL 2, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, April 2, 1980, at the Delta City Office at 7:30 p.m.

PRESENT

Don Dafoe	Chairman and presiding
David Church	Vice Chairman
Max Bennett	Member and Councilman in Charge
Hatch Farnsworth	Member
Roland Dutson	Member
Robert Law	Member
Sherri Law	Member

ABSENT

Rochelle Watts	Member
Joe Stewart	Member

OTHERS PERSENT

Warren Peterson	Assistant City Attorney
Jess Wilson	KNAK Radio Statoin
Jack Grayson	Developer
Bob Pendray	Developer
Mr. Johnston	Contractor

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 a regular meeting held Wednesday, March 19, 1980, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Dutson and received a unanimous affirmative vote.

The Utah League Subdivision Code Book, revised by the Delta City Council and the City Engineer, was examined and acted upon by the Committee. Some of the changes are not incorporated into the minute but reference to them can be made to a copy of the Ordinance on file at the Delta City Office.

IMPACT FEE

Attorney Peterson informed the Committee that the Mayor has reviewed the Capital Improvement Fees required in the Ordinance and has suggested that instead of Capital Improvement Fees a 7% Impact Fee be assessed. The 7% is of the unimproved value of the land at the time of the submission of the Final Plat.

Member Church then made a MOTION to accept the recommended 7% Impact Fee in the Ordinance and eliminate the 7% of land or the equivalent of

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the fair market cash value to be set aside for Public Recreation Parks as stated in the Annexation Criteria. His motion was SECONDED by Member Dutson and received a unanimous affirmative vote.

GUARANTEE OF IMPROVEMENTS

Attorney Peterson discussed with the members the five available ways of securing guarantee of improvements before the Final Plat is approved:

1. Deposit money with the municipality rather than with a bank
2. Bonding
3. Escrow
4. Letter of Credit
5. Covenant that the subdivider would not sell anything in the entire subdivision until all improvements were taken care of.

Attorney Peterson stated that Trust Deed as a guarantee of improvement was previously eliminated but City Council and some developers recommend that it be added back into the Ordinance.

Member Church MOVED to recommend to City Council to leave all five guarantees of improvements in the Ordinance and add back Trust Deeds as a guarantee. His motion was SECONDED by Member Farnsworth and carried with a unanimous affirmative vote.

BUILDING INSPECTOR

Attorney Peterson brought up the question of when someone comes into the City for a Building Permit on a lot somewhere in the City when there is not going to be a subdivision, who is to determine what improvements are needed and what improvements will have to go into the agreement with the City.

All members were favor of recommending to the City Council that a local retired resident with experience be hired to inspect all new construction for an inspection fee, which would be paid by the builder.

PLAN CHECK FEE

All members agreed that the subdivider should pay a non-refundable Plan Check Fee for each lot within the subdivision on or before the date the Preliminary Plat is submitted for approval by the City Council.

CONSTRUCTION STANDARDS

The members felt that they were not familiar enough with the construction standards of the Ordinance nor qualified to approve it.

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Attorney Peterson suggested that the Committee make a motion to submit the Construction Standards to the City Engineer, the City Superintendent and developers that want to comment on or add input into it. Member Farnsworth made the MOTION. It was SECONDED by Member Lewis and recieved a unanimous affirmative vote.

SEARLES TRAILER AND MOBILE HOME PARK

A Preliminary Sketch of the park was studied which will be presented by the developers at a later date.

There being no further business, Member Farnsworth made the MOTION to adjourn at 10:00 p.m. His motion was SECONDED by Member Church.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary