

PLANNING AND ZONING MEETING

APRIL 9, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 7:30 p.m.

1. APPROVAL OF MINUTES OF APRIL 2, 1980
2. MOBILE HOME AND TRAILER PARK ORDINANCE

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

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

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

PRESENT

David Church
Hatch Farnsworth
Robert Law
Joe Stewart

Vice-Chairman and presiding
Member
Member
Member

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Rochelle Watts	Member
Sherri Lewis	Member

ABSENT

Don Dafoe	Chairman
Max Bennett	Member and Councilman in Charge
Roland Dutson	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Don Bird	Councilman
Steve Jackson	Attorney
Bob Pendray	Developer
Jess Wilson	KNAK Radio Station
Tex Searle	Developer
Archie Searle	Developer
Ed Gifford	Engineer for Dudley & Associates

Chairman Dafoe being absent Vice-Chairman Church 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, April 2, 1980, were read and approved upon a MOTION by Member Farnsworth, SECONDED by Member Lewis and received a unanimous affirmative vote.

SEARLES MOBILE HOME PARK

(Presented by Attorney Steve Jackson)

Attorney Jackson stated that until a few days ago he and his client were unaware of the 2½ acre feet of water per acre requirement for annexation and they will have to have some kind of clarification on it before they are willing to go ahead on their petition for annexation. If the 2½ acre feet of water per acre is required it is their opinion that the project will not be financially feasible. The reason being that it would require about \$4,000.00 worth of water for every acre, based on what IPP would pay.

He said that he can appreciate the City's position but until the water issue is resolved, Searles and his other clients are not ready to commit themselves.

Vice-Chairman Church told Attorney Jackson and the Searles Brothers that the Committee feels a need for a Mobile Home Park and they like the plans presented. Vice-Chairman Church apologized for the misunderstanding and said the intent the Committee had in making recommendation to the City Council was that as the City acquires ground to be sure they would be able to get water along with it so that the City does not over allocate the water; however, the Committee has not received any facts or figures from the City Council or City

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Engineer. Therefore, they do not know what would be a fair requirement. The Annexation Declaration Statement was written in general terms and a lot more study has to go into the specific criteria by those people who know what they are talking about.

He assured them that a closer look at the water requirements will be taken as quickly as possible and a notation will be made that the Searles and Attorney Jackson's other clients that have made application cannot afford to come into the City limits at the rate of 2½ acre feet of water per acre.

Mayor Roper added that the engineers have ascertained how much water each resident would use; however, a water requirement for annexation has not been determined yet, but is being studied.

CITY OF OREM ZONING ORDINANCE
ARTICLE VI. MOBILE HOME PARKS AND TRAVEL TRAILER COURTS

Section 28-316. Mobile homes and campers

(a) Definitions:

(1) Mobile Home: A MOTION was made by Member Farnsworth to use the Regular Delta City Subdivision Ordinance for the Mobile Home Subdivision Ordinance, with the same requirements, and designate which zone would be permitted to have a Mobile Home Subdivision. The motion was SECONDED by Member Stewart, opposed by Member Law, and carried with a majority vote.

(4) Travel trailer court: Member Farnsworth made a MOTION to omit the wording (less than thirty [30] days). The motion was SECONDED by Member Stewart and received a unanimous vote.

(b) Mobile Home Park Regulations:

(1) Approval and Intent: All were in agreement that existing parks should be exempted from the two (2) acre regulation.

(2) Applications for approval of a Mobile Home Park, etc. A legal opinion will be obtained from the City Attorney.

(3) Standards and requirements:

g. Member Farnsworth made a MOTION that this section be changed to read, "All off street parking space and driveways shall be graveled or hardsurfaced before the adjacent mobile home spaces may be occupied." This motion was SECONDED by Member Law and received a unanimous vote.

k.3. For Entrance Streets: Member Law made a MOTION to delete the word (curb) and change the requirement to read "All streets shall be hard surfaced or graveled". His motion was SECONDED by Member Farnsworth and carried with a majority.

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Acting Chairman Church called for an individual vote which resulted in the following:

Member Law	Yea
Member Farnsworth	Yea
Member Stewart	Yea
Member Lewis	Nay
Member Watts	Abstain

o. Reference will be made to the Uniform Fire Code which Delta City has adopted.

s. A MOTION was made by Member Watts to leave this section in as written. The motion was SECONDED by Member Lewis, opposed by Member Law and received a majority vote.

(5) Stage Construction Permitted: All were in agreement to change the wording "less than four (4) acres" to read "less than two (2) acres".

A recommendation will be made to Chairman Dafoe that the Committee finish the Mobile Home Ordinance at the next Regular Meeting.

There being no further business, Member Stewart made a MOTION to adjourn at 10:00 p.m. His motion was SECONDED by Member Lewis and received a unanimous vote.

David Church, Chairman Pro Tem

Lilli Dawson

Lilli Dawson, Secretary