

PLANNING AND ZONING MEETING  
MAY 14, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 8:30 p.m.

1. APPROVAL OF MINUTES OF APRIL 30, 1980
2. MASTER PLAN  
(Paul Nelson APA will be in attendance)

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

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MINUTES OF A PLANNING AND ZONING MEETING HELD MAY 14, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, May 14, 1980 at 8:30 p.m. at the Delta City Office.

PRESENT

Don Dafoe	Chairman and presiding
David Church	Vice-Chairman
Max Bennett	Member and Councilman in Charge
Rochelle Watts	Member
Roiland Dutson	Member
Robert Law	Member

ABSENT

Hatch Farnsworth	Member
Sherri Lewis	Member
Joe Stewart	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Paul Nelson	APA Planner

Chairman Dafoe being present called the meeting to order at 8:30 p.m. Lilli Dawson being present acted as secretary.

Minutes of a regular meeting held Wednesday, April 30, 1980, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Dutson and received a unanimous affirmative vote.

Mr. Nelson commended the Committee on their patience and told them work on the Delta City Master Plan should move ahead rapidly now and he is fairly confident the time frame to get the Plan all done, published and finalized would probably be two months.

CITY COUNTY COORDINATION

The Master Plans on the West Side of Millard County will be done at the same time, he said, and in coordination with Mr. Shaw's work, who is Millard County Director of Planning, and with the County in terms of uniformity, scale, content and definition so that they fit together. Coordination between the City and County is especially important, he said, where the County land is adjacent to the City and he hopes plans for and development of that land will be of mutual benefit.

BASE MAP WITH OVERLAYS

There will be a very large scale base map which can be added onto, updated and maintained so that it is always current and can be used by the Planning Commission and the City Council to refer to and be a regular part of information they can have in making decisions. The Map will be mounted on a tripod and will have a series of overlays of clear acetate. Each overlay could be on a separate topic such as water system, sewer system, topography, road conditions, zoning and annexation proposals.

MASTER PLAN ELEMENTS

Mr. Nelson told the Committee that they will be going through the elements of existing population, economy, public utilities, road patterns, goals and policies and they will look at several alternative Master Plans that can be modified.

The question was raised on having to repeat some of the work already done on the Master Plan but Mr. Nelson assured them that if there has been any work already done by him or the Committee it will not be duplicated. He went on to explain that everything will be typed up and put in a format so the Committee can go through it and approve, disapprove, change or modify. He added that the Master Plan should be something the Committee has approved, made all major decisions on, believes in and can work with. His intention is not to dictate anything that goes into the Plan he said and whatever he does will be contingent upon their approval.

SURVEY (Time frame two weeks)

Mr. Nelson and several people from his office will do a housing count, population count and land use survey to update what Mr. Max Shaw has already done, which can be useful to the City in case of controversial issues.

The Committee gave their approval to the overall plans as presented by Mr. Nelson this evening.

Mr. Nelson will review previous minutes of the Planning Committee Meetings and call out either voted or legal action on what the Committee has done, summarize it and bring back a rough draft so the Committee can decide if it is fairly complete in terms of the Committee's accomplished activities and if they want it included in the Master Plan.

He would like to meet with the Committee every other week, commencing with Wednesday May 28th. He did not feel it would be necessary for City council to see the Plan as first presented but if they needed to be briefed during the course of time he could meet with them or a joint meeting of the City Council and Planning Committee could be held.

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PLANNING AND ZONING MEETINGS

There was a discussion held on what day of the week would be the most convenient for the majority of the members to attend Planning and Zoning Meetings and it was a unanimous decision to meet on Wednesdays for the present time.

Chairman Dafoe announced that the next meeting would be held on Wednesday, the 28th day of May and future meetingw would be scheduled according to the work load.

MAYOR ROPER'S COMMENTS

Mayor Roper told the Committee the City Engineer feels that the recommendations by the Planning Committee of a minimum of three (3) acre feet per acre water requirement for annexation petitioners is fine and the way to proceed; however, he believes the best way to handle an annexation petition is on an individual basis according to land use. He recommends sending a copy of the petitioners letter of intent, petition and plat map to him so he can determine the water requirement according to land use.

The Mayor said that if all members were in agreement he would present this recommendation to City Council. All members were in agreement.

Mayor Roper suggested the Committee coordinate their meetings with what time Mr. Nelson can spare and the secretary could coordinate her time in order to assist Mr. Nelson if need be.

There being no further business Member Dutson made a MOTION to adjourn at 10:30 p.m. His motion was SECONDED y Member Watts and received a unanimous vote.

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Don Dafoe, Chairman

*Lilli Dawson*  
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Lilli Dawson, Secretary