

MINUTES OF A PLANNING AND ZONING MEETING HELD JUNE 11, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, June 11, 1980, at 8:30 p.m. at the Delta City Office.

MEMBERS PRESENT

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

MEMBERS ABSENT

Rochelle Watts	Member
Sherri Lewis	Member
Joe Stewart	Member

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OTHERS PRESENT

Leland J. Roper	Mayor
Paul Nelson	APA Planner
Lilli Dawson	Secretary
Robert Pendray	Developer

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, May 28, 1980, were read and approved upon a MOTION by Member Farnsworth, SECONDED by Member Church and received a unanimous affirmative vote.

SELECTED GENERAL COMMUNITY CHARACTERISTICS FOR DELTA UTAH -- EXISTING CONDITIONS

Prepared for review on the part of the Delta Planning and Zoning Commission, June, 1980.

The Committee and Mr. Nelson reviewed the data which Mr. Nelson said was not directly related to the Master Plan but could be useful to the City.

DELTA CITY MASTER PLAN

Under the direction of Mr. Nelson the Committee discussed growth policies that the Committee felt should be included in the Master Plan.

It was the consensus of the Committee that Delta wants and needs growth but not if it would lower or threaten the standards of the goals and policies of the City. They felt confident that preparations already made by the City points to the fact that Delta wants growth.

MAN CAMP/RELATED PROBLEMS

Mr. Nelson asked if the Committee would want to encourage temporary workers to locate in Delta. They said, in their opinion, the first priority should be to provide housing for permanent workers but not to exclude the temporary workers and that mobile homes parks and how they can be utilized after the temporary workers leave should be considered. They are in favor of a Man Camp location at the plant site for the majority of temporary workers unless Delta can find a future use for the camp or in some way benefit.

In terms of the temporary construction work force they would like, if feasible, to provide for as many to be in Delta as would keep it in orderly development of the City but nothing that would overload the facilities.

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MX INCLUSION IN THE MASTER PLAN

All agreed that plans for MX should be included in the Master Plan because construction phase is the same as that of IPP. The overall goal of the City is to attract people who add to the Community.

COMMERCIAL DEVELOPMENT/LOCATION OF GROWTH

The members agreed that the City should encourage as much commercial growth as possible and keep it in the areas designated on the zoning map. Also, that physical environment is a major factor but competition and free enterprise should take care of most of it.

SCHOOL SITES

Schools being a separate entity, the City is powerless to plan for them but will work closely with them and accommodate them on common concerns.

RECREATION

Goals and policies were discussed.

INDUSTRIAL GROWTH

The City would encourage industrial growth in industrial areas and also encourage the development of any Industrial Park.

TRANSPORTATION

The Committee Members felt that the City should encourage a common carrier to go through Delta so that there will be regional access to outside areas. A suggestion was made to contact the Public Service Commission. Local transportation was discussed and ways to provide for a safe, attractive, efficient and balanced circulation system.

MOBILE HOME PARKS AND TRAVEL TRAILER COURTS ORDINANCE RECOMMENDATIONS BY BUSH/GUDGELL

Read and explained in detail by Chairman Dafoe.

Member Farnsworth made a MOTION that the proposed changed by Bush/Gudgell be incorporated into the Mobile Home Parks and Travel Trailer Courts Ordinance. The motion was SECONDED by Member Dutson and carried with a unanimous vote.

CITY BUILDING CODES

Member Farnsworth made a MOTION to recommend City Council adopt the present updated Uniform Building Code, National Electrical Code, Fire and Safety Code and these type of things and recommend that they make

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a resolution to the fact that the codes could be automatically adopted any time they are revised. The motion was SECONDED by Member Dutson and carried with a unanimous vote.

SUBDIVISION ORDINANCE PLANTER STRIPS

Member Church made a MOTION that the Committee recommend to the City Council to do away with the fifty (50) foot planter street requirement in the Subdivision Ordinance and adopt the thirty three (33) foot section as a standard street without a planter strip. The motion was SECONDED by Member Farnsworth and carried with a unanimous vote.

The Chairman announced that there will not be a Planning and Zoning Meeting on Wednesday, June 18, so the members can attend a Public IPP Meeting to be held on the same night.

There being no further business, Member Bennett made a MOTION to adjourn at 11:00 p.m. His motion was SECONDED by Member Farnsworth and received a unanimous vote.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary