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PLANNING AND ZONING MEETING  
JULY 30, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 8:30 p.m.

1. APPROVAL OF MINUTES OF JULY 9, 1980
2. MOBILE HOME ORDINANCE
3. MASTER PALN

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD JULY 30, 1980

Minutes of a Planning and Zoning Meeting held Wednesday, July 30, 1980, at the Delta City Offices at the hour of 8:30 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Max Bennett	Member and Councilman in charge
Sherri Lewis	Member
Rochelle Watts	Member
Robert Law	Member

ABSENT

Roland Dutson	Member
Hatch Farnsworth	Member
Austin Astle	Member
Joe Stewart	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Paul Nelson	APA
Lilli Dawson	Secretary

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

MINUTES

Minutes of a regular meeting held Wednesday, July 9, 1980 were read and approved upon a MOTION by Member Bennett, SECONDED by Member Watts and received a unanimous affirmative vote.

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MASTER PLAN/NAME

Mr. Nelson suggested the name of the Plan be changed to Comprehensive Development Plan or General Plan because the name Master Plan sounds too definitive or dictatorial and deals with physical development. The Delta City Plan deals with all the elements and is more of a Comprehensive Development.

All the Members present seemed to be in agreement with the change.

UPDATE OF PLAN

Mr. Nelson stressed the importance of updating the Plan annually so everything will be current, unless a major change occurs which would mandate a major change in population, etc. He said if nothing of an unusual nature occurs, in terms of new growth or impact, he thought it would be normal to have a major rewrite every three to five years.

SCOPE OF WORK

Outline for Master Plan Final Report reviewed for the Committee's approval Characteristics of Shopping Centers discussed.

Estimated IPP Related Population / Work Force at Plant Site / Housing Units. Land Use / Public Facilities / Alternative Plans for Land Use. Land Use Map.

ESTIMATED IPP-RELATED NEW POPULATION, DELTA, UTAH 1982-1990

Mr. Nelson stated that since it is not possible to accurately predict the exact projected distribution of new population the IPP study brackets IPP-related growth projections by estimating a high and low level of population growth and in addition, a moderate level has also been based on discussion with various civic leader, what they wanted for growth and what they felt comfortable with. He said the figures were subject to change as individual workers, manager types and those with crafts, may wish to remain and could even start arriving as early as 1981.

ESTIMATED IPP TOTAL WORK FORCE AT PLANT SITE

1986-1987	Peak
1982	130 Workers at Plant Site
1986	2500 Workers at Plant Site
1990	630 Long Term Works which encompass 3400 people and includes families and secondary workers. There is 1.3 secondary job for every primary job. Workers to run the plant will start arriving in 1986 or mid 1985.

Mr. Nelson warned about over extending through the estimated 2500 working force population at the plant site that will only be in the

area for a couple of years, and having all the expense of long term capital investments.

Member Bennett expressed concern about underestimating the working force at the plant and cited the case of Rock Springs, Wyoming.

Mr. Nelson admitted vulnerability in any planning or projection for the future and said studies could come up with some different figures. He added that there are a lot of contingencies but constant monitoring by IPP and the communities and updates on a regular basis by IPP, in terms of their work force numbers, should help alleviate the problem. Contractors will give a year by year estimate by trade, of what they will need to meet the time table.

#### ESIMATED IPP-RELATED HOUSING NEEDS, DELTA, UTAH 1982-1990

1986-1987 Peak

Some of the housing needs will be mobile homes and recreational vehicles. Discussed were capabilities to handle growth and the desires of Delta and surrounding areas.

Mayor Roper mentioned the concept and feasibility of recycling mobile home or trailer spaces into rented and leased spaces or sold as permanent housing lots.

#### LAND USE MAP OF EXISTING LAND

Mr. Nelson pointed out that the map was colored, on the reverse side, with grease pencil and easy to erase and change so that it is always current and can be used as a future land use map with flexibility as proposals are submitted. The annexation boundary follows exactly the outside border of the map.

An overlay of tracing paper was placed on the map so existing neighborhoods and how they relate to school sites, parks, hospitals and alternatives could be marked on the paper as they were discussed.

Discussed, in terms of zoning, was suitability, present neighborhood patterns that are important and should be kept, identifying areas, ward divisions, areas that people relate to and types of facilities that serve the overall community.

Mr. Nelson said that in terms of public facilities the most glaring need in Delta is water storage and city owned parks.

#### SCHOOL SITES AND ALTERNATIVES

Brought out was the fact that a new grade school will be needed as the present one is already over crowded. General areas for school sites and alternatives were picked out for the final land use map. All recommendations will be brought to the attention of the school

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officials. Mr. Nelson recommended a liason between school and City officials so details can be worked out.

#### ESTIMATED IPP-RELATED PARK ACREAGE NEEDS, DELTA, UTAH

Mr. Nelson told the committee that 18 acres of park area in Delta, even with existing acreage, does not seem excessive, as the standard is eight acres per 2000 population. He said the standard acreage for parks is arbitrary and depends on whether you are in an urban or rural area, whether it is used for ball parks, playgrounds, tennis courts or planted with grass and assuming school areas are not available 75% of the year.

It was suggested that the City might be able to look toward churches, civic clubs, or recreational districts to donate some ball diamond sites.

It was the consensus that the existing park site was the most favorable for a central park with scattered smaller parks around the City.

#### ESTIMATED IPP-RELATED HEALTH CARE

The following was considered:

- A site compatible to good road patterns
- Subsidiary facilities
- Oversizing
- Long term parking for hospital and other facilities
- A more functional hospital

It was the consensus of the Committee that in view of the fact that the Hospital Board's present plans are to build a hospital that is not radically larger than the present one it would be more feasible to build the hospital on the present site or on hospital property directly north of it. Mr. Nelson said he would inform the hospital administrator of the Committee's choice and recommend a liason between the City officials and the Hospital Board.

#### RESIDENTIAL AREAS

All members agreed that it was reasonable to maintain the present residential areas and to add on where practical. They felt that schools and parks will cement and compliment the neighborhoods and residential areas.

#### MAJOR INDUSTRIES

The Committee agreed on maintaining the present industrial area where it is now located.

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MAJOR NEW ROADS/COMMERCIAL AREA

The Committee agreed unanimously that a major by-pass road was not necessary or practical and that existing businesses in the downtown area of Delta deserve consideration. The thinking of the Committee when they recommended rezoning the commercial area was for the purpose of concentrating shopping in the present commercial zone.

AGENDA FOR NEXT PLANNING AND ZONING MEETING

Mr. Nelson said he would re-do the land use map, with the Committee's selections and preferences, and present it to them later. He would like them to be ready to discuss at the next meeting the following:

1. Multi Family Dwellings
2. Mobile Home Parks
3. Recreational Vehicle Parks

OTHER BUSINESS

Mayor Roper asked the Committee's approval of Mr. Bruce Taylor to fill the vacancy created by Mr. Joe Stewart's resignation from the Planning and Zoning Committee. The Members gave their approval.

There being no further business, Member Bennett made a MOTION to adjourn at 11:15 p.m. His motion was SECONDED by Member Watts and received a unanimous vote.

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Don Dafoe, Chairman

*Lilli Dawson*  
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Lilli Dawson, Secretary