

PLANNING AND ZONING MEETING
AUGUST 13, 1980

NOTICE AND AGENDA

DELTA CITY OFFICES 8:30 p.m.

1. APPROVAL OF MINUTES OF JULY 30, 1980
2. MASTER PLAN

And such other business as may come before said meeting.

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MINUTES OF A PLANNING AND ZONING MEETING HELD AUGUST 13, 1980

Minutes of a Planning and Zoning Meeting held Wednesday, August 13, 1980, at the Delta City Offices at the hour of 8:00 p.m.

MEMBERS PRESENT

Don Dafoe	Chairman and presiding
Hatch Farnsworth	Member
Austin Astle	Member
Bruce Taylor	Member
Sherry Lewis	Member
Rochelle Watts	Member

MEMBERS ABSENT

Roland Dutson	Member
Robert Law	Member
Max Bennett	Member and Councilman in Charge

OTHERS PRESENT

Leland J. Roper	Mayor of Delta
Steve Young	Director of Planning
Warren Peterson	City Attorney
Willis Morrison	Councilman
Lilli Dawson	Secretary

Chairman Dafoe being present called the meeting to order at 8:00 p.m.
Lilli Dawson being present acted as secretary.

MINUTES

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

DELTA CITY SURVEY

Mr. Young presented an outline of a survey to be conducted, with the approval of the Committee, which would include several cover sheets explaining what the impact from IPP and any secondary impact would involve.

Some of Mr. Young's main ideas for the survey are as follows:

1. How people view planning in the community.
2. If the people see the connection between planning for impact and regulation.
3. How they view the interaction.

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4. What aspect of community growth impact are they most concerned about and the range of what they are interested in.
5. Do they believe proper planning and regulation can avert some of the unpleasant aspects of community growth and impact.
6. What do they believe are some of the greatest problems of planning.

Mr. Young said he believes that this particular area needs to develop a very individual approach to this survey. He invited recommendations from the Committee for the survey.

RECOMENDATIONS

1. What kinds of recreational facilities and parks would the people like.
2. Where would they like the schools to be located.
3. Would they be interested in a trade school in Delta.
4. Their opinion of water quality and sewer facilities.
5. Their feelings on bonding.

Member Astle asked about the practical value of the survey.

Mr. Young explained that the main objective is community participation, also educating the public and helping them to understand. He added that it would give the Committee and City Council some knowledge of what the community feels in terms of development rights, priorities, enforcement and make the Committee more aware of any problems. It would also help determine re-zoning proposals, new directions in the Maser Plan, new factors in the Master Plan and new developments.

Mr. Young informed the Committee that he would use his outline of the survey, the Committee's recommendations, investigate surveys taken at various times in the community and communities throughout Utah and come up with a proposal for the Committee before the next meeting.

MILLARD COMMUNITY COUNCIL SERVICE TO PLANNING AND ZONING COMMITTEE

Contingent upon the Committee's approval, Mr. Young said the Millard Community Council would like to provide a service for the purpose of reviewing and writing up reports of proposals of developers applications for annexation, subdivisions, zone changes, etc., which would provide the Committee with insight and would present the Planner's point of view as well as the developers. This plan he said would involved setting up a procedures for the planner to receive the plat and application prior to the meeting at which action would be taken on the proposal.

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He stressed the fact that he did not wish to be in direct involvement with the developer because that is the job of the Planning and Zoning Committee.

Member Farnsworth made a MOTION to institute the procedure of sending proposals of the developers, as they are received by the Committee, to the Director of Planning, for his comments, before the Committee acts on them. His motion was SECONDED by Member Astle and received a unanimous affirmative vote.

DELTA CITY MOBILE HOME, TRAVEL TRAILER AND RECREATIONAL VEHICLE ORDINANCE

Table of Contents as presented by City Attorney Warren Peterson.

Chairman Dafoe explained that the City Attorney was not satisfied with the old Ordinance the Committee had approved as it lacks a few things he thinks are essential. He then turned the time over to the City Attorney to present the changes he recommends.

Attorney Peterson said that basically the definitions in the present form of the Ordinance are adequate but not consistent with two other definitions that are applicable, one of which is the definition in the Zoning Ordinance so he incorporated the definitions in the Mobile Home Ordinance with the definitions in Zoning Ordinance and the Definition aspects in the State Statute.

Following are some of the changes, deletions, and additions Attorney Peterson proposed:

1. Preamble Section.
2. He expanded the purpose in the Prohibited Act Section to include Police Power Purposes, which is the basis for passing the ordinance.
3. Included: Enforcement Procedures.
4. Added: to promote health, safety and general welfare of residents of Delta to the General Provisions, which is a Constitutional Standard for exercising Police Power.
5. Included: Commercial Use in Prohibited Acts.

SCOPE OF WORK

To be considered by the Committee before the City Attorney submits the final format of the Ordinance.

1. Purposes of the Ordinance.
2. Definitions and any terms that should be defined in order to enforce the Ordinance.
3. Penalties for violation.
4. Any other ordinances developers should comply with.
5. In what zones of the City permitted and conditional uses should be.

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6. What controls, if any, should be put on the use of trailers in the commercial zone.
7. Definition of mobile home in comparison with modular home and compliance with State of Utah requirements.
8. Decide if double-wide mobile homes on a permanent foundation should be excluded.
9. A mobile home subdivision ordinance.

A discussion followed after which it was the consensus of the Committee to recommend the following uses for the Ordinance.

PERMITTED USE: RR-I
CONDITIONAL USE: COMMERCIAL
PROHIBITED USE: R-I
PROHIBITED USE: R-II

COMMENTS/MOTION

Chairman Dafoe suggested that Attorney Peterson incorporate into the Final Format of the Ordinance those things that were eliminated or not provided for in the old ordinance, the format he has constructed so far, the recommendations of the Committee and of Bush and Gudgell Engineering and present them to the Committee as a final unit.

Attorney Peterson said the comments from the Committee on the mechanics of the Ordinance have been helpful but he would like editorial comments from them on the format presented as he would not want to usurp the position of the Committee. Then he could combine them into an Ordinance in a single format for their consideration before he fine tunes it.

Member Farnsworth made a MOTION that Attorney Peterson make the changes the Committee recommend and combine them with the changes that he and Bush and Gudgell recommend and write a final format for an ordinance to present to the Committee. His motion was SECONDED by Member Lewis and carried with a unanimous vote.

Attorney Peterson advised the members that through the new Mobile Home Ordinance the Moratorium Ordinance would be revised and the Mobile Home Ordinance will supercede the Moratorium Ordinance that is presently in effect.

ANNOUNCEMENTS

The Chairman announced that Mr. Nelson of APA will be in Delta the week of August 18 with a Preliminary Draft of the Master Plan and he would like the Committee to review it before the next Planning and Zoning Meeting on August 27th. Copies will be distributed to the members.

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There being no further business, Member Farnsworth made a MOTION to adjourn at 9:45 p.m. His motion was SECONDED by Member Astle and received a unanimous vote.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary