

PLANNING AND ZONING MEETING
AUGUST 27, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 8:00 p.m.

1. APPROVAL OF MINUTES OF AUGUST 13, 1980
2. DELTA COMPREHENSIVE DEVELOPMENT PLAN
3. PLACEMENT OF POWER POLES IN THIRTY THREE FOOT STREETS

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD AUGUST 27, 1980

Minutes of a Planning and Zoning Meeting held Wednesday, August 27, 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
Sherri Lewis	Member
Rochelle Watts	Member
Roland Dutson	Member
Robert Law	Member

MEMBERS ABSENT

Max Bennett	Member and Councilman in Charge
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OTHERS PRESENT

Leland J. Roper
Eric DeHann
Paul Enlson
Steve Young

Mayor
City Engineer
APA
Director of Planning

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, August 13, 1980, were read and approved upon a MOTION by Member Farnsworth, SECONDED by Member Lewis and received a unanimous affirmative vote.

LOCATION OF NEW POWER POLES IN DELTA CITY

Mr. DeHann informed the Committee that Utah Power and Light would like to locate new power poles, as needed, in the thirty three-(33) foot streets which are in the center of the blocks in Delta because they are anticipating growth coming into the blocks and have had requests for power pole locations. They feel that the center of the block would be best to locate the power poles so that as many houses as possible can be served off of one pole.

He said that the property configuration of some lots is such that they cannot be serviced from quarter block easements or the equipment is such that it wouldn't fit or they wouldn't line up with the other power poles, therefore Utah Power and Light feels that they need to locate the power poles in the thirty-three (33) foot streets in the center of the blocks.

Some possible locations for the power poles discussed as follows:

1. A six (6) foot easement on each side of the thirty three (33) foot street. Mr. DeHann said this process requires a legal description for each lot and piece of property and they would have to get the permission of each property owner which is very time consuming.
2. Underground power lines. Mr. DeHann told the Committee that he had seriously considered this type of location but was told by Mr. Greenwood, District Representative of Utah Power and Light, that underground power lines are not yet totally reliable, service to them is not adequate, they are more expensive to install and it places a burden on the customer because the customer has to pay the difference between underground lines and overhead lines.

Mr. DeHann reminded the Committee of the Agreement between Delta City and Utah Power and Light which states that Delta has obligations to

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supply a location within the public rights-of-way inside Delta City for Utah Power and Light to locate the utilities and their facilities on.

Member Farnsworth made a MOTION that the Committee invite Mr. Greenwood to attend a Planning and Zoning Meeting to discuss placement of power poles in Delta. Member Taylor SECONDED the motion and it carried unanimously.

ON THIRTY THREE FOOT STREETS

Mr. DeHann suggested that the Planning Committee discourage any development on the thirty three (33) foot streets that would require a major access off of or onto them because in the future if curb and gutter are installed in those streets it would create problems with parking, and traffic congestion. He urged that the Committee approve location of new developments only on the wider streets of Delta.

TECHNICAL ADVICE OR ENGINEERING RESEARCH

Mr. DeHann invited the Committee to feel free to ask him for any technical advice if they ever need it or to use the resources that his firm has available to them.

COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF DELTA - DRAFT FINAL REPORT

Under the direction of Mr. Nelson a general review, with comments from the Committee, of the Delta Comprehensive Plan was held. He explained that a more specific review would be held on Wednesday, September 10th Planning and Zoning Meeting after which the Plan would be rewritten into a Final Plan. He added that the comments the Committee made on the first outline have been incorporated into this draft and the Land Use Map and other studies done in Delta will be incorporated into the Plan as well.

He urged the Committee to be very critical and offer comments now and at the September 10th meeting after they have studied the draft.

Mr. Nelson told the Committee he had a lot of different audiences in mind when he wrote the plan, which included the general populus, the developer, the City Council, the Federal Government, County, Region and State so they can be as compatible and consistent with it as possible and that the main thing in terms of using the Plan is individual zoning decisions as they come up, judging and making some kind of evaluation, the City Council in determining their capital improvement needs and special service districts in relating to the plan.

He concluded that a Comprehensive Plan is the controlling land use instrument for a city. Upon passage of a Comprehensive Plan, a city

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assumes a responsibility to effectuate that plan and conform prior conflicting zoning ordinances to it. And that the zoning decisions of a city must be in accord with that plan.

