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MINUTES OF A PLANNING AND ZONING MEETING HELD OCTOBER 15, 1980

Minutes of a Planning and Zoning Meeting held Wednesday, October 15, 1980, at the Delta City Offices at the hour of 7:30 p.m.

MEMBERS PRESENT

Don Dafoe	Chairman and presiding
Sherri Lewis	Member
Bruce Taylor	Member
Roland Dutson	Member

MEMBERS ANSENT

Max Bennett	Member and Councilman in Charge
Hatch Farnsworth	Member
Austin Astle	Member
Rochelle Watts	Member
Robert Law	Member

OTHERS PRESENT

Steve Young	Director of Planning
Steve Blazer	Representing Mr. Robinson
Doug Robinson	Developer
Lilli Dawson	Secretary

Chairman Dafoe being present called the meeting to order at 7:30 p.m. Lilli Dawson being present acted as secretary.

MINUTES

Due to lack of a quorum, approval of minutes of Wednesday, October 1, 1980, were deferred until the next Regular Planning and Zoning Meeting.

MOBILE HOME SALES SERVICE LOT PROPOSAL

Location: Due East of Chaperal Trailer Court. Frontage on State Highway. Mr. Blazer and Mr. Robinson presented the proposed plan for a Mobile Home Sales Lot, illustrated by a plat. They told the Committee they are eager to begin the amenities but are confused about the steps to follow and if the plan should be submitted to Delta City or Millard County.

A discussion followed the presentation after which the Chairman told Mr. Blazer and Mr. Robinson that until the area is annexed into the City all the Committee can do is give an opinion on what they think of the proposal then refer them to the County for approval.

It was agreed that Mr. Robinson would submit a petition for annexation at the next Regular City Planning and Zoning Meeting to be held on

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October 29, 1980, after which the Planning Committee will submit a letter to the County Commission stating the conditions and their recommendation.

DELTA CITY COMPREHENSIVE DEVELOPMENT PLAN

Mr. Young informed the Committee that Mr. Nelson would bring the Final Master Plan and Land Use Map to them in two weeks.

He suggested a procedure and outline of steps for annexation that developers need to know. The Mayor asked him to write up a procedure and outline, contingent upon City approval, to distribute to developers. Mr. Young consented.

Mr. Young also said the MICA would provide a service for the purpose of reviewing and writing up reports of proposals of developers applications for annexation, etc, which would provide the Committee with insight, if MICA can receive a copy of each proposal prior to the meeting at which action by the Committee would be taken on the proposal.

LAND USE MAP

There was a discussion on the Committee's former decision not to state anything in the Master Plan in terms of direction of growth in the annexation areas and to limit the Land Use Map strictly to within present City Limits.

Mr. Young suggested it is best to indicate, in general terms, areas in the annexation the Committee feels development should take place so as to protect some areas and to guide people to areas the Committee wants developed. He assured them that the boundaries on a Land Use Map are not real firm boundaries and can be amended.

He discussed zoning based on density levels instead of indicating specific areas and said it would be good to zone everything that isn't fully developed into the most restrictive zone with the least density, then if anyone wants to come in to develop anything else it can be reviewed on a case by case basis and in accordance with goals and policies which gives the Committee the control they need.

Other matters discussed were grants and major collector street plans.