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PLANNING AND ZONING MEETING
NOVEMBER 12, 1980

NOTICE AND AGENDA

DELTA CITY OFFICES 7:30 p.m.

1. APPROVAL OF MINUTES OF OCTOBER 29, 1980
2. DELTA CITY MASTER PLAN
3. LAND USE MAP

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD NOVEMBER 12, 1980

Minutes of a Planning and Zoning Meeting held Wednesday, November 12, 1980, at the Delta City Offices at the hour of 7:30 p.m.

MEMBERS PRESENT

Don Dafoe	Chairman and presiding
Max Bennett	Member and Councilman in Charge
Roland Dutson	Member
Robert Law	Member
Sherri Lewis	Member
Rochelle Watts	Member
Bruce Taylor	Member

MEMBERS ABSENT

Hatch Farnsworth	Member
Austin Astle	Member

OTHERS PRESENT

Paul Nelson	Paul Nelson & Associates
Tom Lovell	Resident
Mike Barney	Resident
Mark Jacobs	Cedar City
Lilli Dawson	Secretary

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

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MINUTES

Minutes of a regular meeting held Wednesday, October 29, 1980, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Taylor and received a unanimous affirmative vote.

PROPOSAL FOR CONDITIONAL USE PERMIT

Mr. Lovell, Mr. Jacobs and Mr. Barney presented the following proposal:

They would like the Planning and Zoning Committee to recommend that City Council grant them a Conditional Use Permit to build residential at approximately 350 South, which is located in an Industrial Zone.

They explained that they would like to have an early decision from the Committee and City Council because the commitments from the 235 Low Income HUD money would be upon the 19th of November and there are no plans to reinstate the program, so they are working against a deadline and would like to break ground on the 13th of November.

Mr. Jacobs assured the Committee that no laws would be broken, nobody was cutting the lots in half more than one time, their proposal does not constitute a Subdivision, each home would be built on a improved lot and the City will be getting all its required improvements.

He also stated that the City Attorney had given his opinion on the matter and said the proposal as presented does not come under the Subdivision Ordinance.

After reviewing the proposal as presented Member Law made a MOTION to recommend that City Council grant a Conditional Use Permit to Mr. Lovell, Mr. Jacobs and Mr. Barney to build residential at approximately 350 South, which is located in an Industrial Zone. His motion was SECONDED by Member Watts and received a majority with Member Bennett abstaining.

PROPOSED DELTA CITY COMPREHENSIVE DEVELOPMENT PLAN

Each Member received a copy of the Proposed Delta City Comprehensive Development Plan and it was briefly reviewed under the direction of Mr. Nelson.

Mr. Nelson told the Committee that the draft of the Plan had been rewritten and a lot of change made.

He suggested the following steps be taken:

1. The Committee study the draft extensively then hold a meeting to discuss the Plan and make any changes.

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2. Conduct a Public Hearing fifteen (15) days from date of publication to receive public comment on the Plan.
3. Present to City Council what the Committee proposes or recommends the Council adopts.

Mr. Nelson said the final printing of the Plan will not be made until the City Council has officially adopted it.

It was the decision of the Committee to hold a Special Planning and Zoning Meeting on Tuesday, November 25, 1980, to discuss the Plan further and conduct a Public Hearing on Friday, December 5, 1980, at 7:00 p.m. at the Delta City Offices to receive public comment on the plan.

There being no further business, Member Bennett made a MOTION to adjourn at 9:30 p.m. His motion was SECONDED by Member Law and received a unanimous vote.

Don Dafoe, Chairman


Lilli Dawson, Secretary