

MINUTES OF A PLANNING AND ZONING MEETING HELD JANUARY 21, 1981

Minutes of a Planning and Zoning Meeting held January 21, 1981, at the Delta City Offices at the hour of 7:30 p.m.

MEMBERS PRESENT

Don Dafoe  
Max Bennett  
Austin Astle  
Robert Law  
Sherri Lewis

Chairman and presiding  
Member and Councilman in Charge  
Member  
Member  
Member

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Bruce Taylor	Member
Rochelle Watts	Member
Roland Dutson	Member

MEMBERS ABSENT

Hatch Farnsworth	Member
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OTHERS PRESENT

Leland J. Roper	Mayor
Richard Hall	Developer
Randy Day	Realtor
Steve Pace	Realtor
Newell Knight	Contractor
Carl D. Bennett	Contractor
Lynn Davidson	Precision Built Homes
Alan Vincent	Precision Built Homes
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

Minutes of a regular meeting held Wednesday, December 10, 1980, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Taylor and received a unanimous affirmative vote by all Members present.

PROPOSAL FOR ZONE CHANGE AT 400 WEST TO 500 WEST AND 300 SOUTH TO 500 SOUTH

Presented by Mr. Richard Hall.

Mr. Hall presented a Preliminary Plan showing a proposed segregation pattern of Lot 2, Block 12, Delta Townsite, Plat 'A' into 8 building lots that is located in Industrial Area.

He requested a zoning change to allow for Multi-Family Dwellings. He intends to build a Four-Plex Unit two stories high to each lot and plans to comply with the Subdivision Ordinance and to cover the irrigation ditch which goes by the property.

Chairman Dafoe informed Mr. Hall, Mr. Day and Mr. Pace that the Committee is in the process of reviewing the Zoning Ordinance to recommend changes because as it exists now it does not reflect what they desire in the Master Plan. However, he does not foresee any problem with changing the present zoning in the area, where Mr. Hall proposes to build, to an R-2 Zone.

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He suggested that Mr. Hall apply to the City for a Conditional Use Permit with one of the conditions stating that the area involved be changed to an R-2 Zone.

Mr. Hall was told that when the project is started the Plat will have to be submitted to the Planning and Zoning Committee for approval.

Member Law made a MOTION that the Planning and Zoning Committee recommend to the City Council to issue Mr. Hall a Conditional Use Permit with the condition that Planning and Zoning make a zone change. His motion was SECONDED by Member Watts and carried with a unanimous affirmative vote.

#### PROPOSED ANNEXATION AND DEVELOPMENT OF TEX SEARLE PROPERTY

Mr. Knight told the Committee that Mr. Searle wants to sell all or part of his property and Bennett and Knight Construction contacted Precision Built Homes out of Ogden who have secured monies and were present with a proposal.

Mr. Davidson of Precision Built Homes said if Mr. Searle maintains part of his property and installs temporary trailer accommodations that convert into permanent dwellings, Precision Built Homes would like to build permanent home units on the South part of the property.

He said Mr. Searle would participate in the cost of a lift station if he maintained part of the property.

Mr. Davidson asked for the feelings of the Committee on such a development in that location, what their preferences and expectations are, and what kind of buffer zones the Committee would prefer before they buy the property.

Chairman Dafoe told the gentlemen that how they want to utilize the property is up to those involved as long as they observe the Subdivision Ordinance and follow the Master Plan; however, the Committee is trying to keep the Mobile Homes on the outskirts of the City Limits so that in the event those who occupy the Mobile Homes start moving out there won't be a lot of empty area between the permanent and temporary housing.

Mr. Davidson said they would return to another Planning and Zoning Meeting with a more firm proposal and a petition for annexation.

#### ANNOUNCEMENTS BY CHAIRMAN DAFOE

Future meetings will be held for zoning changes with the aid of Mr. Paul Nelson who is committed to help the Committee with the changes. Mr. Steve Young who wants to be involved in the changes will attend also.

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The Zoning Ordinance has to be realigned with the assistance of the City Attorney.

Petitions that are file at the City Office need to be reviewed for possible updating or completion and the petitioners contacted.

The next Planning and Zoning Meeting will be held Wednesday, January 28, 1981.

ANNOUNCEMENTS BY MAYOR ROPER

The Amendment to the Annexation Agreement concerning water dedications needs to be reviewed and acted upon.

Member Farnsworth will have to be replaced on the Committee due to ill health which prevents him from attending the meetings.

There being no further business Member Astle made a MOTION to adjourn at 9:15 p.m. His motion was SECONDED by Member Law and received a unanimous vote.

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Don Dafoe, Chairman

  
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Lilli Dawson, Secretary