

PLANNING AND ZONING MEETING
FEBRUARY 11, 1981

NOTICE AND AGENDA

DELTA CITY OFFICE 7:30 p.m.

1. APPROVAL OF MINUTES OF JANUARY 28, 1981
2. BOB PENDRAY (Preliminary Plat of additional homes in subdivision)
3. BILL GARRETT (Proposal for annexation)
4. EVANS TAGGART COMPANY (Proposals for annexation, 20 acres of Harrison Bunker Property)

And such other business as may come before said meeting.

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MINUTES OF A PLANNING AND ZONING MEETING HELD FEBRUARY 11, 1981

Minutes of a Planning and Zoning Meeting held Wednesday, February 11, 1981, at the Delta City Offices at the hour of 7:30 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Max Bennett	Member and Councilman in Charge
Austin Astle	Member
Roland Dutson	Member
Sherry Lewis	Member
Robert Law	Member
Bruce Taylor	Member

ABSENT

Rochelle Watts	Member
Ray Little	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Bill Garrett	Brown, Garrett & Myers Enterprises
Paul Taggart	Evans & Taggart Company
Jack Grayson	Developer
Bob Pendray	Pendray Construction
Steve Young	MICA

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, January 28, 1981, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Dutson and received a unanimous affirmative vote.

PETITION FOR ANNEXATION OF 10 ACRES OF THE QUINN SHEPHERD PROPERTY PURCHASED BY BROWN, GARRETT, MYERS ENTERPRISES

Presented by Bill Garrett.

Mr. Garrett presented a petition for annexation, plat map and legal description of the property. He said the property is to be furnished by Brown, Garrett and Myers Enterprises for a proposed Park Square Village for apartments or condominiums to be built by AMwest Corporation.

He requested that the Committee recommend to City Council that the property be annexed into the City Limits and be zoned R-2 because they

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feel than an R-2 Zone is needed in that area right now. If the request is denied they will build single family dwellings.

Chairman Dafoe called his attention to the fact that the Land Use Map of the Delta City Development Plan reflects the area for the proposed development as an R-2 Zone and the Committee is reluctant to recommend that the property be annexed without knowing the intent of the developers.

Mr. Garrett replied that it is difficult to deal with developers unless they are sure the property is going to be annexed into the City.

Mr. Young pointed out that a lot of impact will hit the area very rapidly and he believes that the City has enough control through the Subdivision Ordinance and Zoning so that the City would be able to take property petitioned for annexation into the City and control it for development and if the water requirement is still a concern, it could be addressed. He also mentioned that it is illegal for the City to guarantee any type of zoning before annexation of that property petitioned for, and that the area should be zoned the most restrictive zone first. He said the petitioners could request a rezone after the property was annexed into the City.

Chairman Dafoe entertained a motion to recommend that the Delta City Council accept the petition of Brown, Garrett & Myers Enterprises for annexation into the existing boundaries of Delta, Utah the Quinn Shepherd property consisting of 10 acres, bordering 350 East, contiguous with Delta City on the South and in the amount of 330 feet, subject to review by the City Attorney to make sure all the requirements are contained therein.

A MOTION to that effect was made by Member Taylor, SECONDED by Member Lewis and received a unanimous affirmative vote.

PETITION FOR ANNEXATION OF HARRISON BUNKER AND GEORGE DUTSON PROPERTY
PURCHASED BY EVANS TAGGART COMPANY

Presented by Paul Taggart.

Mr. Taggart requested that the Committee recommend to the City Council annexation of 10 acres on the north portion of the property and 10.84 acres on the south portion of the property which represents the first phase of the 80 acre subdivision to be known as Meadow Park and Meadow Park South. The 10 acres will be used for single family dwellings. They have not decided how to utilize the remainder of the property. North and South portions are on the East side.

Mr. Young suggested bringing the full 80 acres for annexation into the City, or at least half of it, with no specific configuration and then go from there.

Chairman Dafoe entertained the motion to recommend that the Delta City Council accept the petition of Evans Taggart Co. for annexation into the existing boundaries of Delta, Utah the Meadow Park and Meadow Park South Subdivisions, combined acreage of the two approximately 80 acres, initial development to take place on the north portion (Meadow Park Subdivision) containing 20 acres and the south portion (Meadow Park South Subdivision) 10.84 acres, with the stipulation that the remainder of the property be considered for annexation as soon as the water situation is resolved. North and South portions are on the East side of the development.

Member Lewis made a MOTION to that effect. It was SECONDED by Member Taylor and carried with a unanimous affirmative vote.

REQUEST FOR ADDITIONAL CONSTRUCTION OF SINGLE FAMILY DWELLINGS IN THE PENDRAY SUBDIVISION

Presented by Bob Pendray.

Chairman Dafoe entertained the motion to recommend that the City Council approve construction on 5 lots in Plat B and 6 lots in Plat C of the Pendray Subdivision and give them permission to use for that phase and the remainder of the subdivision the same type of curb, gutter and sidewalk that is presently being used in the part of the subdivision already developed.

Member Dutson made a MOTION to that effect. It was SECONDED by Member Astle and carried with a unanimous vote.

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

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary