

Minutes: PLANNING AND ZONING COMMITTEE MEETING, February 25, 1981  
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PLANNING AND ZONING MEETING  
FEBRUARY 25, 1981

NOTICE AND AGENDA

DELTA CITY OFFICES 7:30 p.m

1. APPROVAL OF MINUTES OF FEBRUARY 11, 1981
2. REX DAY (Petition for annexation. Proposed Mobile Home Park.)

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD FEBRUARY 25, 1981

Minutes of a Planning and Zoning Meeting held Wednesday February 25, 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
Rochelle Watts	Member
Bruce Taylor	Member

ABSENT

Robert Law	Member
Sherri Lewis	Member
Ray Little	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Rex Day	Delta Esates Inc.
Jim Edwards	Engineer
Bryce Pilling	Rex Day Associate
Roger Stowell	IPP
Steve Jenkins	IPP
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 Planning and Zoning Meeting held February 11, 1981, were presented for approval. After the Committee had read the minutes and the necessary corrections were made, Member Bennett made a MOTION to approve the minutes as amended. The motion was SECONDED by Member Taylor and received the unanimous affirmative vote of all members present.

PETITION FOR ANNEXATION OF REX DAY AND DELTA ESTATES, INC. PROPERTY LYING IMMEDIATELY TO THE EAST OF DELTA, UTAH. MOBILE HOME SUBDIVISION

Presented by Rex Day.

The plans presented indicated spaces for 100 travel trailers, spaces for 184 mobile homes (single and double wide) and some commercial area, which will be developed in phases.

Mr. Day expressed concern over the 7% of open area required for annexation and the 10% of open area for recreation required in the Mobile Home Ordinance. There was a discussion on Mr. Day paying money to the City in lieu of property at the rate of assessed valuation of unimproved property, scattering some of the open area, utilizing some of the ground between the canal and the proposed subdivision and a Special Sewer District, which is needed to facilitate the area.

Chairman Dafoe informed Mr. Day that any ground annexed into the existing boundaries of Delta City has to be brought in under an R-1 Zone, which is the most restrictive zone, then the petitioner can request a zone change, which in this case would be an RR-1 Zone for Mobile Home Parks. He also advised Mr. Day to amend his petition submitted to the Committee on February 6, 1980, indicate his intent of water requirement and submit a legal description of the property.

Chairman Dafoe entertained a motion to recommend that the Delta City Council accept the petition of Rex Day and Delta Estates, Inc. for annexation of their property lying immediately to the East of Delta City. Member Astle made a MOTION to that effect. The motion was SECONDED by Member Taylor and received a unanimous affirmative vote.

There being no further business Member Dutson made a MOTION to adjourn at 8:30 p.m. His motion was SECONDED by Member Astle and carried.

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Don Dafoe, Chairman

Lilli Dawson  
Lilli Dawson, Secretary