

PLANNING AND ZONING MEETING  
SEPTEMBER 9, 1981

NOTICE AND AGENDA

DELTA CITY BUILDING 8:00 p.m.

1. APPROVAL OF MINUTES OF AUGUST 19, 1981
2. EVANS TAGGART-FINAL PLAT
3. MILLARD SCHOOL DISTRICT - PETITION FOR  
ANNEXATION

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4. GAYLE BUNKER - ZONE CHANGE

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD SEPTEMBER 9, 1981

Minutes of a Planning and Zoning Meeting held Wednesday, September 9, 1981, at the Delta City Offices at the hour of 8:00 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Austin Astle	Member
Ray Little	Member
Bruce Taylor	Member
Rochelle Watts	Member
Robert Law	Member
Roland Dutson	Member

ABSENT

Max Bennett	Member and Councilman in Charge
Sherri Lewis	Member

OTHERS PRESENT

David Evans	Evans and Taggart
Paul Taggart	Evans and Taggart
David Church	Millard School District
Ken Topham	Millard School District
Robert Harris	Millard School District
Gary Bunker	Developer
Gayle Bunker	Developer
Leland J. Roper	Mayor/Administrator

Chairman Dafoe being present called the meeting to order at 8:00 p.m. Lilli Dawson being present acted as secretary.

MINUTES

Minutes of a Regular Meeting held Wednesday August 19, 1981, were read and approved upon a MOTION by Member Watts, SECONDED by Member Dutson, and received a unanimous affirmative vote.

EVANS TAGGART - FINAL PLAT MEADOW PARK "A" AND FINAL PLAT MEADOW PARK "B" ENDORSEMENT OF FINAL PLAT "A" FROM R-2 TO R-3A

The Chairman read the review and comments of the City Engineer and it said that the plats were in order and acceptable for Planning and Zoning review and processing.

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Mr. Taggart stated that they were zoned at the Public Hearing for thirteen (13) four-plex units and single family dwellings but since then the City has revised the Zoning Ordinance, so in addition to the Committee's review of the Final Plats they need a letter of recommendation from the Planning and Zoning Committee to Delta City Council stating their agreement to proceeding with an R-3A Zone on Plat "A" allowing for four-plexes, which was the original intent.

The Committee found the requested zone change to be consistent with the Future Land Use Map so the Chairman entertained the motion to recommend that the Delta City Council approve the Final Plat Meadow Park "A" and Final Plat Meadow Park "B", which is in compliance with the new Zoning Ordinance, to allow for thirteen (13) four-plex units.

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

MILLARD SCHOOL DISTRICT PETITION FOR ANNEXATION OF A TEN (10) ACRE PARCEL OF LAND LOCATED SOUTH OF CENTER STREET

The Chairman read the review and comments of the City Engineer who expressed concern over impact of utilities. A discussion followed after which the Chairman entertained the motion to recommend that Delta City Council approve the Millard School District Petition for Annexation of a ten (10) acre parcel of land located South of Center Street, outside the corporate Delta City Limits, for the proposed Millard Elementary School. A MOTION to that effect was made by Member Law, SECONDED by Member Astle and carried with a unanimous affirmative vote.

It was pointed out that the description in the petition needed to be corrected to include the property and not just the easement on the signed petition. Mr. David Church said it would be corrected right away.

APPLICATION OF GAYLE AND GARY BUNKER FOR A ZONE CHANGE FROM R-2 TO R-3A AT 330 W 2ND S, LOT 1, BLOCK 35, PLAT "A" DELTA TOWNSITE SURVEY

Mr. Bunker requested the zone change from R-2 to R-3A, which would allow them to build two (2) four-plex units on the property.

A discussion followed and it was the unanimous decision that the zone change was consistent with the Future Land Use Map. Chairman Dafoe entertained the motion to recommend that the Delta City Council approve the application of Gayle and Gary Bunker for a zone change from R-2 to R-3A to allow them to build two (2) four-plex units at about 330 W 2nd S. A MOTION to that effect was made by Member Astle, SECONDED by Member Law and received a unanimous affirmative vote. (Refer to Minutes of October 13, 1981 for correction).

A Public Hearing to receive comment on the zone change was scheduled for Thursday, October 1, 1981, at 7:00 p.m. at the Delta City Offices.

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The Secretary was instructed to advertise notice of the Public Hearing beginning the week of September 17, 1981, and to send out notices of the Public Hearing to owners of land within one hundred forty (140) feet of the outer limits of the proposed zone change.

PENDRAY AMENDMENT TO FINAL PLAT "D"

The boundary description of Final Plat "D" did not fit the map description. The amended Final Plat "D" was duly signed by the Chairman and Secretary.

There being no further business Member Law made a MOTION to adjourn at 9:45 p.m. His motion was SECONDED by Member Dutson and carried with a unanimous vote.

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Don Dafoe, Chairman

*Lilli Dawson*  
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Lilli Dawson, Secretary