

Minutes: PLANNING AND ZONING COMMITTEE MEETING, November 11, 1981
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PLANNING AND ZONING MEETING
NOVEMBER 11, 1981

NOTICE AND AGENDA

DELTA CITY BUILDING 8:00 p.m.

1. APPROVAL OF MINUTES OF OCTOBER 28, 1981
2. APPROVAL OF MINUTES OF PUBLIC HEARING
NOVEMBER 5, 1981
3. IPP REVIEW OF DEVELOPMENT PROPOSAL
4. TRAVELLER AND WEBB PUD
5. DELTA ESTATES ANNEXATION
6. DISCUSSION ON ZONE CHANGE APPLICATIONS

And such other business that may come before said meeting.

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

Minutes of a Planning and Zoning Meeting held Wednesday, November 11, 1981, at the Delta City Offices at the hour of 8:00 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Max Bennett	Member and Councilman in Charge
Austin Astle	Member
Roland Dutson	Member
Bruce Taylor	Member
Ray Little	Member
Rochele Watts	Member

ABSENT

Sherri Lewis	Member
Robert Law	Member

OTHERS PRESENT

Leland J. Roper	Mayor of City of Delta
Ray Valdez	Building Inspector
Madge Hales	Property Owner
Peggy Overson	Property Owner
Patricia Thomas	S.S.A.
Eileen Gemperline	Property Owner

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Howard Gemperline	Property Owner
Dale and Deila Bond	Property Owners
A.F. and Galdyse Stang	Property Owners
Mrs. Lazero	Property Owner
Shirley Peterson	Property Owner
Richard Hall	Property Owner
Mr. Stewart (M-13)	Developer
Ray Morley	Developer
Mr. Webb	Developer
Mr. Traveller	Developer
Gayle Bunker	Developer
Gary Bunker	Developer
LaVar Cox	IPA
Dick Prows	IPA Consultant
Rex Stanworth	IPA
Paul Nelson	IPA Consultant
Lilli Dawson	Secretary

MINUTES

Minutes of a Regular Planning and Zoning Meeting held Wednesday, October 28, 1981, were approved upon a MOTION by Member Watts, SECONDED by Member Astle and received a unanimous affirmative vote.

Minutes of a Public Hearing held Thursday, November 5, 1981, were approved upon a MOTION by Member Little, SECONDED by Member Watts and received a unanimous affirmative vote.

IPP CONCEPT PLAN, PHASE ONE (1) OF TEMPORARY HOUSING SITE EAST OF DELTA, UTAH

The Concept Plan of phase one of IPP's 330 acre temporary development was addressed by Mr. Prows who assured the Committee that each phase of the Plan will be brought to them for their approval as the need arises.

The comments and concerns of the Committee were discussed after which Member Taylor made a MOTION to recommend that the Delta City Council approve the IPP Concept Plan, Phase One of their temporary housing site East of Delta, Utah. The motion was SECONDED by Member Watts and carried with a majority vote.

The roll call vote is as follows:

Member Taylor:	Aye	Member Watts:	Aye
Member Astle:	Aye	Member Dutson:	Aye
Member Bennett:	Aye	Member Little:	Nay

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HORMAN, DEBENHAM PUD CONCEPT PLAN

Member Taylor made a MOTION to recommend that the Delta City Council approve the Horman Debenham PUD Concept Plan. The motion was SECONDED by Member Watts and carried with a unanimous affirmative vote.

A roll call vote follows:

Member Taylor:	Aye	Member Watts:	Aye
Member Astle:	Aye	Member Dutson:	Aye
Member Bennett:	Aye	Member Little:	Aye

NINETEEN ACRES OF MITCH MYERS PROPERTY

Member Taylor made a MOTION to recommend that the Delta City Council designate the nineteen (19) acres of Mitch Myers Highway Commercial as indicated on the Master Plan. The motion was SECONDED by Member Watts and received a unanimous affirmative vote.

TRAVELLER AND WEBB PUD

Member Taylor made a MOTION to recommend that the Delta City Council establish an R-3A zone for the Traveller and Webb Property but leave the Land Use Map as it is and not enlarge, at this time, on the area to be brought in. The motion was SECONDED by Member Dutson and received a unanimous vote.

Member Watts made a MOTION to seek clarification from the Delta City Attorney on the need for Mr. Traveller and Mr. Webb to submit a zone change application. The motion was SECONDED by Member Astle and carried with a unanimous vote.

DELTA ESTATES - ANNEXATION

The Chairman read the Project Review and Comment Sheets from various departments, all of which recommended approval contingent upon proper recommended changes.

Member Little made a MOTION to recommend that Delta Estates be annexed and referred to City Council for a Public Hearing. The motion was SECONDED by Member Astle and received a unanimous vote.

MARGARET OVERSON (MOMS CRAFTS) APPLICATION FOR A ZONE CHANGE R-2 to R-3B AT APPROXIMATELY 1ST WEST AND 3RD SOUTH

Chairman Dafoe said the zone change was consistent with the Future Land Use Map.

Chairman Dafoe entertained the motion to accept the application and publish for a Public Hearing on Wednesday, December 19, 1981, at 7:30 p.m. to receive comment from the public and affected property owners.

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Member Astle made the MOTION to that effect. The motion was SECONDED by Member Taylor and received a unanimous vote.

LISTER, SCHMUTZ AND UDOT APPLICATION FOR A ZONE CHANGE R-2 AND R-1A TO CB - APPROXIMATELY 450 EAST MAIN TO THE CITY LIMITS AND SOUTH OF MAIN TO 2ND SOUTH

Chairman Dafoe entertained the motion to accept the application and publish for a Public Hearing on Wednesday, December 9, 1981, at 7:30 p.m. to receive comment from the public and affected property owners.

Member Taylor made the MOTION to that effect. The motion was SECONDED by Member Astle and received a unanimous vote.

BRYCE SINGLEY - SELF STORAGE, INC. - APPLICATION FOR A ZONE CHANGE R-2 TO LIGHT INDUSTRIAL

The Committee did not favor Light Industrial zoning for that area but would recommend R-3B zone, if the proposed use is still for offices. The matter was tabled until Mr. Singley is contacted for clarification.

RICHARD HALL APPLICATION FOR A ZONE CHANGE FROM R-2 TO R-3A TO ALLOW FOR A FOUR-PLEX - BLOCK 12, LOTS 6, 7, 8, 9 OF HIS EXISTING SUBDIVISION AND MARK JACOBS PROPERTY ON THE EAST 137.5 FEET OF LOT 3, BLOCK 12, AND ADJOINING THE RICHARD HALL PROPERTY

Chairman Dafoe entertained the motion to recommend that the Delta City Council approve the request of Richard Hall for a zone change from R-2 to R-3A to allow for a Four-plex unit on Block 12 and the request of Mark Jacobs for a zone change from R-2 to R-3A on the East 137.5 feet of Lot 3, Block 12.

A MOTION to that effect was made by Member Bennett, SECONDED by Member Watts and carried with a unanimous vote.

JOHN CHOULES APPLICATION FOR A ZONE CHANGE FROM R-3B TO LIGHT INDUSTRIAL TO BUILD WAREHOUSES AT APPROXIMATELY 460 WEST 200 NORTH

Chairman Dafoe entertained the motion to recommend that the Delta City Council approve the request of John Choules for a zone change from R-3B to Light Industrial to build warehouses at approximately 460 West 200 North.

The MOTION was made by Member Watts, SECONDED by Member Little and received a unanimous vote.

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BILL GARRETT APPLICATION FOR A ZONE CHANGE FROM R-1A to R-3A TO ALLOW FOR FOUR-PLEX UNITS THE NORTH 2/3 OF LOT 1, BLOCK 20

Chairman Dafoe entertained the motion to deny the request of Bill Garrett for a zone change from R-1A to R-3A to allow for four-plex units the North 2/3 of Lot 1, Block 20.

Member Watts made the MOTION. The motion was SECONDED by Member Astle and received a unanimous vote.

M-13 APPLICATION FOR A ZONE CHANGE FROM R-2 to R-3B TO ALLOW FOR EIGHT FOUR-PLEX UNITS AT 2ND SOUTH AND 1ST EAST, BLOCK 27, LOT 3

Chairman Dafoe entertained the motion to deny the request of M-13 for a zone change from R-2 to R-3B to allow for eight four-plex units at 2nd S and 1st E, Block 27, Lot 3.

The MOTION was made by Member Watts, SECONDED by Member Dutson and carried with a unanimous vote.

There being no further business Member Watts made a MOTION to adjourn at 11:30 p.m. The motion was SECONDED by Member Taylor and carried with a unanimous vote.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary