

PLANNING AND ZONING MEETING

APRIL 14, 1982

NOTICE AND AGENDA

DELTA CITY BUILDING 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, MARCH 10, 1982.
2. REPORTS FROM STREET COMMITTEE AND MASTER PLAN COMMITTEE.
3. SINGLY APPLICATION FOR A ZONE CHANGE FROM R-2 TO R-3B AT APPROXIMATELY 445 W AND 100 S, DELTA, UTAH.
4. TEX SEARLE: PHASE II OF HIS MOBILE HOME SUBDIVISION.
5. NATIONAL LANDMARK PETITION FOR ZONE CHANGE FROM R-2 TO R-4 TO ALLOW FOR SINGLE FAMILY UP TO MULTIPLE FAMILY DWELLINGS. LOTS 2 AND 3 OF BLOCK 33.

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6. FRED ANDERSON PROPOSED ANNEXATION OF 40 ACRES INTO DELTA. THIS ACREAGE BORDERS THE PRESENT DELTA CITY LIMITS AT 3RD NORTH STREET AND 5TH WEST STREETS. INTENDED USE IS HOUSING DEVELOPMENT.
7. IPP APPLICATION FOR ANNEXATION AND SUBDIVISION PLATS.
8. REPORT FROM JOHN WILLIE.
 - A. CHANGES TO ZONING ORDINANCE
 - B. ZONE LOT LINES
 - C. PLANNED UNIT DEVELOPMENT
9. DELTA CITY PETITION FOR A ZONE CHANGE TO INCREASE THE CENTRAL BUSINESS ZONE.
10. CONDOMINIUM ORDINANCE

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD APRIL 14, 1982

Minutes of a Planning and Zoning Meeting held Wednesday, April 14, 1982, at the Delta City Offices at the hour of 7:00 p.m.

PRESENT

Jack Fowles	Chairman
Don Dafoe	Councilman in Charge
Pat Davies	Member
Roland Dutson	Member
Gayle Bunker	Member
Ray Little	Member
Bruce Taylor	Member

ABSENT

Rochelle Watts	Member
Sherri Lewis	Member

OTHERS PRESENT

Grant Nielson	Mayor
Vance Bishop	Administrator
Neil Forster	Public Works Superintendent
Willis Morrison	Councilman
Ray Valdez	Building Inspector
Lilli Dawson	Secretary

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John Willie
Bryce Singley
Mitch Myers
Tex Searle
Dan Randall
Raphael Mechaem
Laura Thomas
John Marshek
Carl Haase
Bob Valeu
Paul Hurst
LaVar Cox
Steven Allred
Murray McAteland
Roger Stowell
Opal Pratt
Doris Brown

MINUTES

Minutes of a Regular Meeting held Wednesday, March 10, 1982, were presented and approved upon a MOTION by Member Bunker, SECONDED by Member Dafoe and received a unanimous vote.

DELTA CITY STREET COMMITTEE REPORT - PRESENTED BY MEMBER TAYLOR

Member Taylor reported that most of the Street Committee felt Delta City needs a minimum of forty-four (44) foot wide paved streets which would allow for a twelve (12) foot traffic lane and a ten (10) foot parking lane on each side, for street improvements. The cost to each property owner on each side of the street would be approximately \$52.00 to \$53.00 per running foot, which includes curb, gutter and sidewalk.

He told the Committee the City Engineer is working up another engineer estimate.

Chairman Fowles entertained the motion to recommend to Delta City Council for street improvements a minimum of forty-four (44) foot wide paved street with curb, gutter and sidewalk.

Member Taylor made the MOTION. It was SECONDED by Member Dutson and carried with a unanimous vote.

BRYCE SINGLEY APPLICATION FOR A ZONE CHANGE R-2 TO R-4C, LOT 4, BLOCK 34, PLAT A, DELTA TOWNSITE, APPROXIMATELY 445 W 100 S, DELTA UTAH TO ALLOW FOR OFFICES

Mr. Singley presented a Deed of Trust of the property with full reconveyance to Self Storage, Inc. Bountiful, Utah, of which Mr. Singley is owner.

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After consideration, Chairman Fowles entertained the motion to approve the application of Mr. Singley for a zone change R-2 to R-4C to allow for offices at approximately 445 W and 100 S, Delta, Utah and recommend that the Delta City Council set a Public Hearing for the zone change because the request is compatible with the Future Land Use Map.

The MOTION to that effect was made by Member Taylor, SECONDED by Member Bunker and it received a unanimous vote.

TEX SEARLE'S PHASE II OF HIS MOBILE HOME SUBDIVISION AND EXTENSION OF HIS MOBILE HOME PARK AS PRESENTED BY JOHN MARSHEK

Mr. Marshek presented a Del Park Estates Sketch Plan and said all City regulations and F.H.A. requirements would be met.

Chairman Fowles entertained the motion that Mr. Searle be encouraged to proceed with his Mobile Home Subdivision and extension of his Mobile Home Park and return later to Planning and Zoning Committee with the required project reviews from the Delta City Staff and petition for annexation.

Member Davies made the MOTION. It was SECONDED by Member Little and carried with a unanimous vote.

NATIONAL LAND MARK PETITION FOR ZONE CHANGE R-2 TO R-4, LOTS 2 AND 3, BLOCK 33, TO ALLOW FOR SIX-PLEX UNITS. PRESENTED BY MR. MEACHAM

The City Administrator explained to the Committee that there had been a mis-step in procedure. Mr. Meacham had appeared at City Council with the request and City Council believing the Planning and Zoning Committee had recommended the request for an R-4 Zone granted it. He said that City Council rescinded their action and have sent the request back to Planning and Zoning for clarification and further recommendation concerning changing of the Master Plan.

Chairman Fowles entertained the motion to recommend that the Delta City Council change the Future Land Use Map to show Lots 2 and 3, Block 33, as an R-4 Zone and approve the application of National Landmark for a zone change R-2 to R-4 to allow for six-plex units on Lots 2 and 3, Block 33 Delta Townsite Plat "A", Delta, Utah.

The MOTION to that effect was made by Member Little, SECONDED by Member Bunker and received a majority vote. Member Dutson was opposed.

FRED ANDERSON AND ASSOCIATES PROPOSED ANNEXATION OF FORTY (40) ACRES BORDERING THE PRESENT DELTA CITY LIMITS AT 5TH W STREET. INTENDED USE MEDIUM TO HIGH DENSITY DEVELOPMENT. PRESENTED BY LAURA THOMAS.

The Committee noted that type of development was not compatible with the Future Land Use Map which shows that area designated as Rural

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Residential. They were in agreement that it is not a favorable location for a residential development because the water system in the existing City would have to be upgraded to insure adequate service, the existing sewer system is not designed to handle this type of development, the storm drainage system would present some problems and the traffic flow and access to the area should be considered and proposals made by the developer.

Chairman Fowles entertained the motion to table the request until further research is done by the City and the developer. The MOTION was made by Member Taylor, SECONDED by Member Little and received a unanimous vote.

IPP WHITE SAGE PROPERTY TO BE ANNEXED INTO DELTA CITY. PRESENTED BY MR. CARL HAASE

Mr. Haase presented slides of the proposed development and there was a general discussion held.

There being no further business, Member Bunker made a MOTION to adjourn at 10:50 p.m. The motion was SECONDED by Member Dutson and received a unanimous vote.



Jack Fowles, Chairman



Lilli Dawson, Secretary