



Minutes: COMBINED MEETING, November 17, 1982  
Page 2

#### ENERGY POLICIES AND CHANGES IN PLANNING ORDINANCES

The first order of business was a slide presentation on conservation and renewable energy by David Hofeling of the Utah Energy Office. He mentioned the \$7,000 grant given to Delta by the Energy Office to make a study and recommendations for adoption of Energy Ordinances for conservation of energy.

Mr. Huppi discussed the report, of which each member had a copy, and the four sections which were recommendations for a Comprehensive Plan, the Subdivision Ordinance, the Zoning Ordinance and the Building Code. However, he said it was best to make it a voluntary compliance and mentioned some incentives.

A question and answer period followed after which Mr. Huppi said they could get any energy conservation question answered by calling the toll free hotline 1-800-662-3633.

Chairman Fowles said he did not see much controversial material in the report and the Committee would study the report and try to act on it and make a recommendation to Council at the next Regular Planning and Zoning Meeting to be held Wednesday, December 1, 1982.

Mr. Huppi volunteered to return and answer any questions the Council or the Committee might have.

#### FUTURE LAND USE MAP FOR DELTA CITY

The Chairman told Council and the Planning Committee that the Planning Committee had not been making very much headway on the Future Land Use Map so asked Mr. Young and Mr. Bishop to compile and recommend a basic Delta City Future Land Use Map so the Committee would have some expertise to guide them. This special committee had done so and the Planning Committee had approved and recommended the Map, after holding a Public Hearing, to the Delta City Council who have some problems with the map they wish to discuss with the Planning Committee.

Mr. Young then explained the rationale of the map and how the special committee had arrived at their idea of how the map should look.

The Chairman called for comments and questions.

Councilmember Hansen and Councilman Bird felt that high density housing had been overdone on the South side of the City and in order to keep a good blend there should be multi-housing shown on the North side as well as the South side. Mr. Young explained that the conclusion of the Committee was that there was more land available for any kind of development on the South side of the City.

Councilmember Hansen and Councilman Morrison expressed concern over the possibility of the Committee looking with favor on the requests of

Minutes: COMBINED MEETING, November 17, 1982

Page 3

developers because the request is compatible with the Future Land Use Map. Chairman Fowles pointed out that many requests for zone changes had been denied even though they were compatible.

Councilman Morrison told the Committee the Council had a problem with the expanded Central Business area at the East end of Main Street which lends itself to Highway Commercial as well as Central Business and seems to be a deviation from the Redevelopment District to keep business in the downtown area. Mr. Swalberg expressed the same concern.

Chairman Fowles explained the reason for the expanded Central Business Area which includes the Pendray Development and several other proposed developments.

Chairman Fowles then recommended to the Planning and Zoning Committee that they look the Future Land Use Map over once more and study the suggestions and concerns of the Council at the next Regular Planning and Zoning Meeting to be held in two weeks.

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

Councilman Morrison informed the Planning Committee the City, which has property adjacent to the Bunker Property, had been notified by the County that they had received a request to rezone the Bunker Property directly West of the cemetery from residential to agriculture industrial which allows feed yards and they would like the Planning Committee to discuss the request and respond.

The Chairman said this would be done at the next Regular Planning Meeting in two weeks.

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

  
\_\_\_\_\_  
Jack Fowles, Chairman

  
\_\_\_\_\_  
Lilli Dawson, Secretary