

PLANNING AND ZONING MEETING  
AUGUST 1, 1984

PUBLIC NOTICE

Public notice is hereby given that the City of Delta Planning and Zoning Commission will hold a regular meeting in the Delta City Office Building, in the City Council Chambers, at 76 North 200 West, Delta, Utah, on Wednesday, August 1, 1984, commencing at 8:00 p.m.

The Agenda for the meeting is as follows:

1. MINUTES: APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JULY 5, 1984. NOTE THE MEETING FOR JULY 18, 1984 WAS CANCELLED.
2. REQUEST FOR SUBDIVISION REQUIREMENT WAIVER. REQUEST FOR SUBDIVISION REQUIREMENT WAIVER FOR DAVID E. ROWLETTE AND DONNA J. ROWLETTE PARCEL NUMBER D 1071 BLOCK 83 OF DELTA TOWNSITE, PLAT A. (COMMISSIONERS SEE MEMORANDUM FROM WARREN H. PETERSON.)
3. OTHER BUSINESS. CONSIDER ANY OTHER BUSINESS THAT MAY BE BROUGHT BEFORE THE PALNNING AND ZONING COMMISSION.

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MINUTES OF A PLANNING AND ZONING MEETING HELD AUGUST 1, 1984

Planning and Zoning Commission Meeting held in the Delta City Building City Council Chambers on Wednesday, August 1, 1984, at 8:00 p.m.

PLANNING AND ZONING MEMBERS PRESENT

Jack Fowles	Chairman
Roland Dutson	Commissioner
Jim Thomas	Commissioner
Gayle Bunker	Commissioner
Bruce Taylor	Commissioner
Rochelle Watts	Commissioner
Craig Greathouse	Councilman

OTHERS PRESENT

John C. Willie	Consultant
H. Doyle Bender	City Treasurer, Acting Secretary
Grant Nielson	Mayor
David Rowlette	
Donna Rowlette	

APPROVAL OF MINUTES

Gayle Bunker noted that on the \*Special Note on page 1 of the July 5, 1984 meeting that the date May 18, 1984, be changed to July 18, 1984.

Roland Dutson made a MOTION that: The minutes of the regular Planning and Zoning Meeting held Thursday, July 5, 1984, be approved as corrected. The motion was SECONDED by Gayle Bunker and was passed unanimously by a verbal vote of all members present.

DAVID ROWLETTE'S REQUEST FOR SUBDIVISION REQUIREMENT WAIVER

David Rowlette stated that in October 1981 he and his wife purchased the property in question on contract of sale from the Gardner Family Trust after checking with City Offices and was told that he would at that time be able to get a building permit. He stated just recently that he had applied for building permit after getting and closing a construction loan and was turned down because the granting of his lot had created an unapproved subdivision. Then, he went to the City Attorney, Warren Peterson, which created the memo to the City Council and Planning and Zoning Commission.

There was discussion between the Commissioners with checking of the Plat Maps and Zoning Maps.

Mayor Grant Nielson was recognized by Chairman Jack Fowles and stated City Attorney, Warren Peterson would have noticed to file Thursday on the remainder lots stating that Building Permits could not be issued until subdivision requirements have been satisfied.

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Chairman Jack Fowles asked each Commissioner and Councilman Craig Greathouse their feelings on the subject at hand.

Each Commissioner expressed a need to comply with the Subdivision Ordinance and at the same time not delay David Rowlette, who is the victim not the offender in this matter.

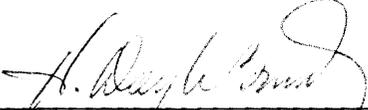
Gayle Bunker made a MOTION that: The Planning and Zoning Commission approve David Rowlette's Request for Waiver of Subdivision Requirements on his lot in Block 83 of Delta, Utah with the provision that the City Attorney, Warren Peterson prepare Notice to be filed in Fillmore, Utah and recorded against the remainder of the subdivision. The motion was SECONDED by Roland Dutson and was passed by a unanimous verbal vote of the members present.

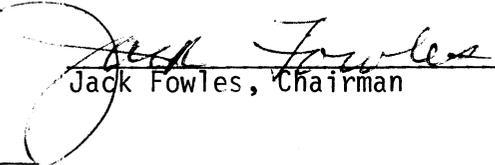
#### OTHER BUSINESS

John C. Willie and H. Doyle Bender indicated that they would be out of town on Wednesday, August 15, 1984, which would be the next scheduled meeting date providing there are agenda items for the Planning and Zoning Commission. The Commission indicated this would not be a problem if there were agenda items to consider.

#### ADJOURNMENT

At 8:30 p.m. Chairman Jack Fowles declared the meeting adjourned.

  
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H. Doyle Bender, City Treasurer  
Acting as Secretary

  
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Jack Fowles, Chairman