

PLANNING AND ZONING MEETING  
OCTOBER 24, 1984

PUBLIC NOTICE

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold a meeting in the Delta City Office Building at 76 North 200 West in the City Council Chambers, on Wednesday, October 24, 1984, commencing at 8:00 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. MINUTES: Consideration for approval the minutes of the regular meeting of September 5, 1984.
2. Review of easement in White Sage Subdivision Lots 8-13 on Willow Avenue (645 East).
3. Review of zoning for Block 12 & 33 Amended Townsite Plat A. This includes the Kenneth and Rayola Tolley property.
4. Review of zone change request from First Security Bank of Utah on all of Lot 4, Block 27, Plat A, Delta Townsite (2nd East 2nd South).
5. OTHER BUSINESS: Consider any other business that may be brought before the Planning and Zoning Commission.

MINUTES OF A PLANNING AND ZONING COMMISSION MEETING

October 24, 1984

PRESENT

Jack Fowles  
Craig Greathouse  
Jim Thomas  
Patricia Thomas  
Kent Hutchings  
Grant S. Nielson  
H. Doyle Bender  
John Willie  
Ray Valdez  
Bob Pendray  
Mr. Black  
Kenneth Tolley  
Rayola Tolley

Chairman  
Delta City Council Member  
Commissioner  
Commissioner  
Commissioner  
Mayor  
City Treasurer acting as Secretary  
Consultant  
City Building Inspector  
Resident  
Resident  
Resident  
Resident

OPENING

At 8:16 p.m. Chairman, Jack Fowles, called the meeting to order.

APPROVAL OF THE MINUTES

Craig Greathouse made a MOTION to approve the minutes of September 5, 1984. Jim Thomas SECONDED the motion and the motion was approved by a verbal vote of the commissioners present unanimously.

Craig Greathouse requested that a rough draft of the Planning and Zoning minutes be sent to the members to review prior to when the agendas are sent out.

REVIEW OF THE EASEMENT IN WHITE SAGE SUBDIVISION WILLOW AVE. (645 East)

Mr. Bob Pendray reviewed how this issue had gone to the City Council, then to the Board of Adjustment, then back to the City Council and now to the Planning and Zoning Commission. Mr. Pendray showed the Commissioners a map of the lots in question.

Commissioner Kent Hutchings asked Mr. Pendray and Mr. Valdez what brought this situation about in the first place. Mr. Pendray said that he had not requested an inspection on Lot 12. Mr. Valdez said he had noticed the violation while riding along the street with the Chief of Police. Mr. Pendray said the violation had been brought to the attention of the City of Delta by IPP. Mr. Valdez reported that Mr. Pendray's request for a variance on Lot 12 had been turned down by the Board of Adjustment.

Commissioner Kent Hutchings asked why this issue was now before the Planning and Zoning Commission. Councilman Craig Greathouse said that the City Council wants to set a clear policy that violations of the zoning ordinance are to go to the Planning and Zoning Commission for recommendations to the City Council.

Chairman, Jack Fowles, asked Commissioner Patricia Thomas and Commissioner Jim Thomas their feelings on this matter. Commissioner Patricia Thomas said that if the property owners in this area are in agreement that she would favor recommending an amendment to the zoning ordinance for the lots in question. Commissioner Jim Thomas said he had experienced a neighbor with a house with a 15 foot error to the set back requirements.

Consultant John Willie said that there are three options available:

1. Property to meet the ordinance.
2. Have a variance to the ordinance.
3. Amend the ordinance.

Mr. Willie reviewed the history of this case and how Option #3 applies to this situation and said that in the rest of the City of Delta the setback requirements are Property Lines begin 1 foot back of sidewalks and in the White Sage Subdivision the Property Lines begin 6 feet back of sidewalks.

This is due to Road and Road Way Easement configuration. John Willie said that since the lots in question are unimproved except for Lot 12, which is the lot in violation, that an amendment to the zoning ordinance to these lots would keep the position of the future alignment the same.

Commissioner Patricia Thomas made a MOTION that the Planning and Zoning Commission recommend to the City Council to approve to vacate 2 feet 4 inches of the Road Way Easement on Lots 9-12 of the White Sage Subdivision. The motion was SECONDED by Craig Greathouse and was approved by a unanimous verbal vote of the commissioners present.

REVIEW OF ZONING FOR BLOCKS 12 AND 33 AMENDED DELTA TOWNSITE PLAT A

Rayola Tolley reviewed her application for zone change and responses by other property owners in the requested zone change. Planning and Zoning Commissioners reviewed the zoning requirements for zones R-3 and R-4C.

Commissioner Kent Hutchings asked what impact this zone change would have on the City Master Plan and Future Land Use Plans. He was told that this zone change would not be out of harmony with said plans, which are in the process of being revised at this time.

Commissioner Kent Hutchings made a MOTION that the Planning and Zoning Commission recommend to the City Council to set a date for public hearing to receive public comment and approve the Zone Change on the following properties to R-4C:

Parcel #1: All of Lot 1, Block 12, Amended Delta Townsite A.

Parcel #2: All of Lot 2, Block 12, Amended Delta Townsite A.

Parcel #3: That portion of Lot 3, Block 12, Amended Delta Townsite Plat A, beginning at the Northeast corner of Lot 3, Block 12, thence South 165.0 feet; thence West 137.5 feet; thence North 165.0 feet; thence East 137.5 feet to the point of beginning.

Parcel #4: That portion of Lot 2, Block 33, amended Delta Townsite Plat A lying South of LA and SL Railroad, (Fillmore Branch) Line.

Parcel #5: That portion of Lot 3, Block 12, amended Delta Townsite Plat A, beginning at the Southeast corner of Lot 3, Block 12, thence West 137.5 feet; thence North 82.5 feet; thence East 137.5 feet; thence South 82.5 feet to the point of beginning.

Commissioner Patricia Thomas SECONDED the motion and the motion was approved by a unanimous verbal vote of the commissioners present.

FIRST SECURITY BANK'S REQUEST FOR A ZONE CHANGE

Commissioner Kent Hutchings made a MOTION to table the First Security Bank's request for a zone change until a representative of the Bank can appear before the Planning and Zoning Commission. Craig Greathouse SECONDED the motion and the motion was approved by a unanimous vote of the commissioners present.

OTHER BUSINESS

Commissioner Kent Hutchings requested that when copies of the Zoning Map become available that a copy be mailed to each of the commissioners.

Consultant, John Willie gave the commissioners copies of the Short Plat Map Requirements to be reviewed by the Planning and Zoning Commission, and stated that he, John Willie, would review this with City Attorney, Warren Peterson.

After a discussion of training sessions available through the University of Utah, the Planning and Zoning Commission will set the 3rd Wednesday of the month to have an hour to an hour-and-a-half training session after agenda business.

ADJOURNMENT

At approximately 9:15 p.m. Councilman Craig Greathouse made a MOTION to adjourn the meeting. The motion was SECONDED by Jim Thomas and was approved by a unanimous verbal vote of the commissioners present. Chairman Jack Fowles declared the meeting adjourned.

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JACK FOWLES, Chairman

  
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H. DOYLE BENDER, City Treasurer  
acting as Secretary

MINUTES APPROVED January 2, 1985