

PLANNING AND ZONING MEETING
JANUARY 2, 1985

PUBLIC NOTICE

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regular meeting in the Delta City Offices Building, 76 North 200 West, in the City Council Chambers on Wednesday, January 2, 1985, commencing at 8:00 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. MINUTES: Consideration for approval the minutes of meeting of October 24, 1984.
2. SHORT PLAT MAP REQUIREMENTS: Review of Short Plat Requirements for recommendation to City Council.
3. OTHER BUSINESS: Consider any other business that may be brought before the Planning and Zoning Commission.
4. EDUCATION/TRAINING: University of Utah Training filmstrip by John Willie.

MINUTES OF A PLANNING AND ZONING COMMISSION MEETING

JANUARY 2, 1985

PRESENT

Jack Fowles	Chairman
Craig Greathouse	Councilmember
Jim Thomas	Commissioner
Roland Dutson	Commissioner
Rochelle Watts	Commissioner
Grant S. Nielson	Mayor
John Willie	Consultant
H. Doyle Bender	City Treasurer acting as Secretary
Rodger Scoville	Resident
John Paul Scoville	Resident

At 8:20 p.m. the meeting was called to order by Chairman, Jack Fowles.

Jack Fowles said that Commissioner Kent Hutchings was absent because he was recovering from surgery. H. Doyle Bender said that Commissioner Pat Thomas was absent because of a class, Commissioner Bruce Taylor and Bruce Curtis were absent because of work.

1. MINUTES

After review of the minutes, Commissioner Jim Thomas made a MOTION to approve the Planning and Zoning Commission minutes of October 24, 1984. The motion was SECONDED by Council Member Craig Greathouse. The motion was passed unanimously by verbal vote.

2. SHORT PLAT MAP REQUIREMENTS

Consultant John Willie reviewed the need for a Short Plat Map Requirements and its application to single family residences. The Commissioners reviewed the copy of suggestions from John Willie for Short Plat Map Conditions.

Commissioner Rochelle Watts made a MOTION that the Planning and Zoning Commission recommend to the Delta City Council to authorize the City Attorney to prepare a Short Plat Map Requirement Ordinance with the following provisions included:

1. All lots shall meet the area and width requirement of the zone in which they are located.
2. All lots shall be contiguous and shall make up less than the full frontage on a City block.
3. All lots shall be a part of a platted block in the Delta City Survey and shall not be a part of a recorded subdivision or a part of an undeveloped land area.
4. All lots shall be connected to the Delta City water and sewer systems, if available.
5. All lots shall be proposed for single family residential development only.
6. The commission, upon examination, may require that full improvements as required by this ordinance and including curb, gutter, sidewalk, and storm drainage be installed as a condition of plan approval, in which case the applicant shall meet all bonding requirements of this ordinance.
7. The Commission, upon examination, may determine that it is not in the best interest of the City of Delta to install full improvements at this time. In this event the applicant may not be required to install improvements listed in #6 above, but shall instead, sign a letter of non-opposition to a future improvement district, created by the City, at such time as it is determined to be in the best interest of the City to do so. This letter of non-opposition shall be recorded against the property and the validity shall run with the land.

8. In the event that more than two lots are proposed for division, a plat shall be prepared and shall be approved according to the above conditions by the Planning and Zoning Commission and City Council. In the event that two or less lots are proposed for development, said lots may be developed by a metes and bounds description subject to approval of the Planning and Zoning Commission and the City Council.

Commissioner Roland Dutson SECONDED the motion and the motion was passed unanimously.

3. OTHER BUSINESS

Mayor Grant Nielson discussed the possible request for annexation of the Northeast section of town by the airport. The developers have requested a work meeting with the City Council, Mayor, and Planning and Zoning Commissioners to discuss this issue. This meeting was set for Wednesday, January 16, 1985, at 7:00 p.m. in the City Council Chambers.

4. EDUCATION AND TRAINING

Consultant, John Willie, presented a slide presentation from the University of Utah on "The Planning Process".

- a. Community Goals.
- b. Data on Community
- c. Policy Decisions
- d. Master Plan
- e. Implementation of Master Plan
- f. Evaluation

Consultant John Willie reminded the Planning and Zoning Commissioners that this is a continuous process that does not end.

5. ADJOURNMENT

At approximately 9:34 p.m. Councilmember Craig Greathouse made a MOTION to adjourn. The motion was SECONDED by Commissioner Rochelle Watts and the motion was passed. Chairman, Jack Fowles, declared the meeting adjourned.

JACK FOWLES, Chairman



H. DOYLE BENDER, City Treasurer
acting as Secretary

MINUTES APPROVED: February 13, 1985