

PLANNING AND ZONING MEETING
MAY 1, 1985

PUBLIC NOTICE

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regular scheduled meeting in the Delta City Offices Building, 76 North 200 West, in the City Council Chambers on Wednesday, May 1, 1985, commencing at 8:00 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. MINUTES: Consideration for approval the minutes of the meeting held on February 13, 1985.
2. PRELIMINARY AND FINAL APPROVAL FOR NOR DEL II SUBDIVISION: Review of Nor Del II Subdivision for recommendation to the City Council by Gayle Bunker.
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 and discussion by Consultant, John Willie.

SUPPLEMENTAL NOTICE OF MEETING OF THE
DELTA CITY PLANNING AND ZONING COMMISSION

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1. MINUTES: Consideration for approval the minutes of meeting held on February 13, 1985.
2. PRELIMINARY AND FINAL APPROVAL FOR NOR DEL II SUBDIVISION: Review of Nor Del II Subdivision for recommendation to City Council.
3. REX JOHANSEN -- REQUEST TO VACATE 15' OF 99² RIGHT OF WAY AT 300 EAST 200 SOUTH: Consider vacating 15 feet of the 99 feet right of way at 300 East 200 South for recommendation to the City Council.

4. CORINNE MURRAY -- QUESTION FOR PLANNING AND ZONING REGARDING DELTA ESTATES: Questions about the Zoning at Delta Estates and possible recommendations to the City Council.
5. CONSIDERATION OF PETITION FOR AIRPORT ANNEXATION: Consider recommendation on petition for Airport Annexation based on discussion at Meeting of City Council and Planning and Zoning Commission earlier this year.
6. OTHER BUSINESS: Consider any other business that may be brought before the Planning and Zoning Commission.
7. EDUCATION/TRAINING: University of Utah Training filmstrip and discussion by Consultant, John Willie.

MINUTES OF A PLANNING AND ZONING COMMISSION MEETING

MAY 1, 1985

PRESENT

Jack Fowles	Chairman
Craig Greathouse	Councilmember
Jim Thomas	Commissioner
Rochelle Watts	Commissioner
Kent Hutchings	Commissioner
Roland Dutson	Commissioner
Bruce Taylor	Commissioner

OTHERS PRESENT

H. Doyle Bender	City Treasurer acting as Secretary
John Willie	Consultant
Grant S. Nielson	Mayor
Jim Edwards	Resident
Terry Murray	Resident
Corinne Murray	Resident
Nancy Oppenheimer	Resident
Betty L. Ross	Resident
Stanton Lovell	Resident
Cindy Lovell	Resident
Bud Rosquist	Resident
Diane Rosquist	Resident
James Lawlis	Resident

1. MINUTES

Minutes from Planning and Zoning Commission Meeting held on February 13, 1985, were reviewed. Commissioner Jim Thomas made a MOTION to approve the Minutes of the Planning and Zoning Commission Meeting held February 13, 1985. The motion was SECONDED by Commissioner Kent Hutchings and was approved by unanimous vote of commissioners present by verbal vote.

2. NOR DEL II SUBDIVISION RECOMMENDATION

It was noted that there were not any written comments on Nor Del II Subdivision from the Public Works Department. City Mayor Nielson, who was in the audience went to see if he could get the comments for the Planning and Zoning Commission. Councilmember Craig Greathouse made a MOTION to table this item to later in the meeting. The motion was SECONDED by Commissioner Rochelle Watts and was approved by unanimous vote of the commissioners present by a verbal vote.

3. REX JOHANSEN'S REQUEST TO VACATE 15' OF THE 99' RIGHT OF WAY AT 300 EAST 200 SOUTH

Mr. Jim Edwards addressed the Planning and Zoning Commission showing a diagram of the Northeast corner of 300 East 200 South and explained the need for 15' of the 99' right of way for the purpose of developing 2 duplexes and 1 single family dwelling. After discussion and questions by the Commissioners, Commissioner Kent Hutchings made a MOTION to recommend to the Delta City Council for approval to hold the proceedings to vacate 15 feet of the 99 foot right of way on 200 South from 300 East to 350 East in favor of Rex Johansen. The motion was SECONDED by Roland Dutson and was approved by unanimous vote of the commissioners present by a verbal vote.

4. QUESTIONS FOR PLANNING AND ZONING REGARDING DELTA ESTATES

Mr. Jim Lawlis and a group of Delta City Residents from Delta Estates discussed their concern for their properties in the Delta Estates area of the City of Delta. The residents asked questions of the Commission with regard to zoning, recorded Covenants, Conditions and Restrictions in Delta Estates. The residents were told that the Planning and Zoning Commission would like to help the Delta Estates residents set standards and restrictions to help keep their property values high but there could be no formal action to be taken this night. The Delta Estates residents were told that the City was in the process of revising the Zoning Ordinances and Requirements and that if the residents would give the Planning and Zoning Commission would try to incorporate them in these changes. NO FORMAL ACTION WAS TAKEN AT THIS TIME.

5. CONSIDERATION OF PETITION FOR AIRPORT ANNEXATION

The Planning and Zoning Commissioners reviewed the copies of the Airport Annexation by the property owners. It was noted by Consultant, John Willie, that 3 items would be required for the Planning and Zoning Commission to consider this agenda item:

- a. Petition or Policy Declaration;
- b. A copy of a legal plat map;
- c. A legal description of the property to be annexed into the City of Delta including property across the highway.

It was noted that the planning Commission had a copy of the petition but needed a copy of the legal plat map and legal description of the property to be annexed. NO ACTION WAS TAKEN AT THIS TIME.

6. OTHER BUSINESS

Consultant, John Willie, requested a work session at the next regular scheduled meeting on the Amendment to the City of Delta's Master Plan. The Commission agreed to meet on May 15, 1985.

7. NOR DEL II SUBDIVISION FINAL PLAT MAP APPROVAL

Mayor Nielson indicated that he could not find the Public Works Superintendent and could not get his comments on this project. Consultant, John Willie, indicated to the Commissioners that the City Engineer, John Quick's comments did not require much change and that the project was not a big new strange subdivision. Councilmember Craig Greathouse made a MOTION to recommend to the Delta City Council for approval the Preliminary and Final Plat Map for Nor Del II Subdivision SUBJECT TO the comments by the Public Works Superintendent and City Engineer and compliance to same. The motion was SECONDED by Rochelle Watts and was approved by unanimous vote of the Commissioner present by verbal vote.

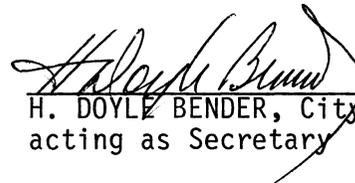
8. TRAINING BY CONSULTANT, JOHN WILLIE

Consultant, John Willie, presented the slide presentation from the University of Utah on "Zoning and the Ordinance" and "Subdivision Development and Control".

9. ADJOURNMENT

At approximately 9:45 p.m. Councilmember Craig Greathouse made a MOTION to adjourn. The motion was SECONDED by Commissioner, Kent Hutchings, and was approved by unanimous vote of the commissioners present. Chairman, Jack Fowles, declared the meeting adjourned.

JACK FOWLES, Chairman



H. DOYLE BENDER, City Treasurer
acting as Secretary

MINUTES APPROVED: May 16, 1985