

NOTICE OF MEETING OF THE DELTA CITY  
PLANNING AND ZONING COMMISSION  
Delta, Utah

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regular scheduled meeting in the Delta City Office Building, 76 North 200 West, in the City Council Chambers, on Wednesday, June 5, 1985, commencing at 8:00 P.M.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. CONSIDER AMENDMENT TO MASTER PLAN AND/OR ZONING ORDINANCE:

Consider amendment to Master Plan and/or Zoning Ordinance by Consultant, John Willie, for recommendation to the Delta City Council.

2. OTHER BUSINESS:

Any other business that may be presented to the Delta City Planning and Zoning Commission.

JACK FOWLES  
June 3, 1985

NOTICE OF MEETING OF THE DELTA CITY  
PLANNING AND ZONING COMMISSION  
Delta, Utah

REVISION TO AGENDA

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regular scheduled meeting in the Delta City Office Building, 76 North 200 West, in the City Council Chambers, on Wednesday, June 5, 1985, commencing at 8:00 P.M.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. CONSIDER AMENDMENT TO MASTER PLAN:

Consider amendment to Master Plan as prepared by Consultant, John Willie, for recommendation to the Delta City Council.

2. CONSIDER AMENDMENT TO ZONING ORDINANCE:

Consider amendment to Zoning Ordinance as prepared by City Attorney, Warren Peterson for recommendation to the Delta City Council.

3. CONSIDER AIRPORT ANNEXATION:

Consider Airport Annexation for recommendation to the Delta City Council, City Attorney, Warren Peterson to be present for questions.

4. OTHER BUSINESS:

Other business that may be brought before the Planning and Zoning Commission.

JACK FOWLES, Chairman  
June 4, 1985

Minutes of the Delta City Planning and Zoning Commission Meeting  
held June 5, 1985 at 8:00 p.m.

PRESENT:

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

OTHERS PRESENT:

Mayor Grant S. Nielson  
Consultant, John Willie  
City Attorney, Warren Peterson  
City Treasurer, H. Doyle Bender,  
acting as Secretary

1. AMENDMENT TO MASTER PLAN:

Consultant, John Willie, showed the Planning and Zoning Commissioners the Future Land Use Map. City Attorney, Warren Peterson suggested adding to the Master Plan a paragraph on Water Rights in the Analysis Studies. Discussion was made as to possibility of a Buffer Zone around the entire City on the Future Land Use Map.

Commissioner, Jim Thomas, made a MOTION to recommend to the Delta City Council the Amendment to the Master Plan for the City of Delta as prepared by Consultant, John Willie, subject to the correction of typographical errors, and corrections noted. The motion was SECONDED by Commissioner, Rochell Watts, and was approved by unanimous vote of the Commissioners present by a verbal vote.

2. AMENDMENT TO ZONING ORDINANCE:

City Attorney, Warren Peterson, presented a portion of the Amendment to the Zoning Ordinance for consideration of the Planning and Zoning Commission. Under Section 600 the Planning and Zoning Commission was asked to do 2 things:

- A. Decide if they would want the type of system outlined in the Amendment to the Zoning Ordinance.
- B. Decide if these policies are needed and rank them in order of importance.

No Action was taken on the Amendment to the Zoning Ordinance but a work session was set for June 13, 1985 to set out multipliers and ranges for Section 600.

3. AIRPORT ANNEXATION:

Commissioner, Rochelle Watts, declared that she is employed by one of the Airport Annexation Petitioners. City Attorney, Warren Peterson said there was 3 reasons why the City of Delta should annex this property at this time; and they are:

- A. Control of Zoning of this area by the City instead of by the County.
- B. Development requests going eastward and now would be the best time to annex before properties change hands and there would be a large number of land owners to deal with on annexation.
- C. Millard County could tax the Airport Property as it is not adjacent to the City according to the New Law.

City Attorney, Warren Peterson, as said that prior to Final Approval or Disapproval by the City Council there would be a Comprehensive Annexation Agreement between the City and the Property Owners. Commissioner, Roland Dutson, stated concern about if the Golf Course would succeed.

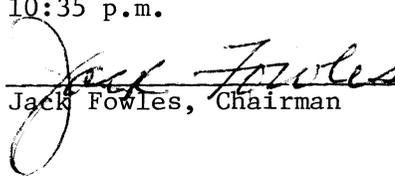
Commissioner, Bruce Taylor made a MOTION that the Planning and Zoning Commission recommend the Airport Annexation with a favorable report to the Delta City Council and that the City Council schedule a date for a Public Hearing to receive public comment. The motion was SECONDED by Commissioner, Jim Thomas and was passed by a majority of the Commissioners present by a verbal vote, with Councilmember, Craig Greathouse abstaining from the voting.

4. OTHER BUSINESS:

No other business was presented to the Planning and Zoning Commission.

5. ADJOURNMENT:

Commissioner, Bruce Taylor made a MOTION to adjourn, and the motion was SECONDED by Commissioner, Rochelle Watts. The motion was approved by unanimous vote of the Commissioners present by verbal vote and Chairman, Jack Fowles declared the meeting adjourned at approximately 10:35 p.m.

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

  
\_\_\_\_\_  
H. Doyle Bender, City Treasurer  
acting as Secretary

APPROVED AT THE PLANNING AND ZONING MEETING HELD August 7, 1985