

PLANNING AND ZONING MEETING
NOVEMBER 6, 1985

PUBLIC NOTICE

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regularly scheduled meeting in the Delta City Building in the City Council Chambers at 76 North 200 West, on Wednesday, November 6, 1985, beginning at 8:00 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. MINUTES: Minutes of the Planning and Zoning Commission Meeting held October 2, 1985, for review and/or approval.
2. REQUEST FOR VACATION OF 15 FOOT STRIP ON BOUNDARY OF BLOCK 25 BETWEEN 300 EAST TO 400 EAST AND FROM 200 SOUTH TO 300 SOUTH BY REX JOHANSEN: Request by Rex Johansen for the City of Delta to vacate 15 foot strip of Right of Way on the Boundary of Block 25 (between 300 East to 400 East and from 200 South to 300 South), in exchange for an eight foot strip of land on each side of 350 East (between 200 South to 300 South) making 350 East a 55 foot Right of Way. Recommendation to Delta City Council requested.
3. EDUCATION: University of Utah Training presentation by John Willie. (Last training filmstrip and certificates for those completing course.)
4. JOINT MEETING WITH DELTA CITY COUNCIL: Joint meeting with Delta City Council for Monday, November 18, 1985, to work on Amendment to Zoning Ordinance.
5. OTHER BUSINESS: Other business as may be presented to the Planning and Zoning Commission.

AMENDMENT TO NOTICE OF MEETING OF THE DELTA CITY
PLANNING AND ZONING COMMISSION

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regular scheduled meeting in the Delta City Building in the City Council Chambers at 76 North 200 West, on Wednesday, November 6, 1985, beginning at 8:00 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. MINUTES: Minutes of the Planning and Zoning Commission Meeting held October 2, 1985, for review and/or approval.
2. REQUEST FOR VACATION OF 15 FOOT STRIP ON BOUNDARY OF BLOCK 25 BETWEEN 300 EAST TO 400 EAST AND FROM 200 SOUTH TO 300 SOUTH BY REX JOHANSEN: Request by Rex Johansen for the City of Delta to vacate 15 foot strip of Right of Way on the Boundary of Block 25 (between 300 East to 400 East and from 200 South to 300 South), in exchange for an eight foot strip of land on each side of 350 East (between 200 South to 300 South) making 350 East a 55 foot Right of Way. Recommendation to Delta City Council requested.
3. SUGAR FACTORY ROW ANNEXATION BY JIM EDWARDS: Presentation of boundaries of Sugar Factory Row Annexation. Recommendation to Delta City Council requested.
4. EDUCATION: University of Utah Training presentation by John Willie. (Last training filmstrip and certificates for those completing course.)
5. JOINT MEETING WITH DELTA CITY COUNCIL: Joint meeting with Delta City Council for Monday, November 18, 1985, to work on Amendment to Zoning Ordinance.
6. OTHER BUSINESS: Other business as may be presented to the Planning and Zoning Commission.

MINUTES OF A PLANNING AND ZONING COMMISSION MEETING

NOVEMBER 6, 1985

PRESENT

Jack Fowles	Chairman
Craig Greathouse	Council Member
Roger Bliss	Commissioner
Bruce Taylor	Commissioner
Jim Thomas	Commissioner
Roland Dutson	Commissioner
Rochelle Watts	Commissioner

OTHERS PRESENT

John Willie	Consultant
H. Doyle Bender	City Treasurer acting as Secretary
Jim Edwards	P & E Engineering
Rex Johansen	City Resident

The meeting was called to order at approximately 8:05 p.m. by Chairman Jack Fowles.

1. MINUTES

Commissioner Rochelle Watts made a MOTION to approve the minutes of the meeting held October 2, 1985 as presented. The motion was SECONDED by Commissioner Bruce Taylor and was passed by a unanimous vote of the Planning and Zoning Commissioners present.

2. REQUEST FOR VACATION OF 15 FOOT STRIP ON THE BOUNDARY OF BLOCK 25 BETWEEN 300 AND 400 EAST AND FROM 200 TO 300 SOUTH BY REX JOHANSEN

Consultant John Willie presented a "Proposed Street Cross Section" showing that there may be 15 to 18 feet of unused road.

Rex Johansen said he would rather have 18 feet than 15 feet.

Commissioner Rochelle Watts asked if the setbacks would be adjusted to the existing lines and what would happen where no existing setbacks are at this time. It was said that new homes would line up with existing setbacks and where no improved lots are, all buildings would be along the same requirements, including corner lots.

Commissioner Rochelle Watts made a MOTION to recommend to the Delta City Council that they set a date for a public hearing to receive public comment and to favorably recommend to the Delta City Council Rex Johansen's request for the City of Delta to vacate a 15 foot strip on the boundary of Block 25 between 300-400 East and from 200-300 South in exchange for an 8 foot strip

of land on each side of 350 East between 200-300 South. The motion was SECONDED by Commissioner Roland Dutson and was passed by unanimous verbal vote of the Planning and Zoning Commissioners present.

3. SUGAR FACTORY ROW ANNEXATION

Jim Edwards presented a boundary map for the Sugar Factory Row Annexation. The Commissioners reviewed the details of the map. Commissioner Bruce Taylor made a MOTION to recommend to the Delta City Council that they schedule a date for a public hearing to receive public comment on the Sugar Factory Row Annexation, with a favorable recommendation for the following legal description

Commencing at the Southeast corner of Section 6, Township 17 South, Range 6 West, S.L.B.&M.; thence as follows: North 89°47'18" East 27.17 feet along the North Boundary of Delta City; thence North 0°30'58" East 612.29 feet along East R.O.W. line of the existing road to the Northwest R.O.W. line of the existing road; thence North 29°27' East 1046.91 feet along said Northwest R.O.W. line to South boundary of Delta City property; thence East 231.60 feet along Delta City property line; thence North 145.20 feet continuing along said property; thence West 113.14 feet continuing along said property; thence North 581.82 feet to U.P.R.R. Spur Line; thence North 5°12'42" East 409.16 feet along said line to North boundary of Northwest $\frac{1}{4}$ Southwest $\frac{1}{4}$ Section 6 thence South 89°22'01" West 554.55 feet along said boundary to the West R.O.W. line U.P.R.R.; thence South 29°32' West 3053.86 feet along said R.O.W. to the South Boundary of Section 1, Township 17 South, Range 7 West, S.L.B. & M.; thence North 89°48'05" East 1356.83 feet along said South boundary which is also the North boundary of Delta City to the point of beginning.

The motion was SECONDED by Commissioner Roger Bliss and passed by unanimous verbal vote of the Commissioners present.

4. EDUCATION

Consultant John Willie presented and discussed the University of Utah filmstrip on the "Role of the Planning Commission". Mr. Willie gave the Commissioners case studies to review. This completed the course for the Commissioners.

5. JOINT MEETING WITH THE DELTA CITY COUNCIL

A joint meeting for a work session was set for November 25, 1985, with the Delta City Council to work on the Amendment to the Zoning Ordinance.

6. OTHER BUSINESS

Commissioner Rochelle Watts made a MOTION to change the starting time of the Planning and Zoning Commission Meetings from 8:00 p.m. to 7:30 p.m. for the winter months. The motion was SECONDED and passed by a unanimous verbal vote of the Planning and Zoning Commissioners present.

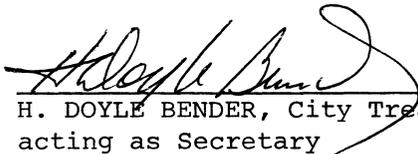
Chairman Jack Fowles set November 13, 1985, for the farewell party for Commissioner Jim Thomas who is being transferred through his job at First Security Bank. City Treasurer, H. Doyle Bender, acting as secretary, was instructed to have reservations for Commissioners and their partners in the Gold Room or the Loft for 7:00 p.m.

Consultant John Willie showed the Zoning Map adopted by the Delta City Council with some recommended zone changes for the December or January meeting agendas.

7. ADJOURNMENT

Council Member Craig Greathouse made a MOTION to adjourn. The motion was SECONDED by Commissioner Rochelle Watts and passed by the unanimous verbal vote of the Commissioners present. At approximately 9:10 p.m. Chairman Jack Fowles declared the meeting adjourned.

JACK FOWLES, Chairman



H. DOYLE BENDER, City Treasurer
acting as Secretary

MINUTES APPROVED: December 18, 1985

RECOMMENDATIONS

November 15, 1985

To: The Delta City Council
From: The Delta City Planning and Zoning Commission

By unanimous vote of the Planning and Zoning Commission in its meeting held November 6, 1985, the Planning and Zoning Commission recommend that the Delta City Council schedule a public hearing to receive public comment on Rex Johansen's request for the City to vacate a 15 foot strip on the boundary of Block 25 between 300-400 East and from 200-300 South in exchange for an 8 foot strip of land on each side of 350 East between 200-300 South, with a favorable recommendation.

By unanimous vote of the Planning and Zoning Commission in its meeting held November 6, 1985, the Planning and Zoning Commission recommend that the Delta City Council schedule a public hearing to receive public comment on the Sugar Factory Row Annexation, with a favorable recommendation, with the following legal description:

Commencing at the Southeast corner of Section 6, Township 17 South, Range 6 West, S.L.B.&M.; thence as follows: North 89°47'18" East 27.17 feet along the North Boundary of Delta City; thence North 0°30'58" East 612.29 feet along East R.O.W. line of the existing road to the Northwest R.O.W. line of the existing road; thence North 29°27' East 1046.91 feet along said Northwest R.O.W. line to South boundary of Delta City property; thence East 231.60 feet along Delta City property line; thence North 145.20 feet continuing along said property; thence West 113.14 feet continuing along said property; thence North 581.82 feet to U.P.R.R. Spur Line; thence North 5°12'42" East 409.16 feet along said line to North boundary of Northwest $\frac{1}{4}$ Southwest $\frac{1}{4}$ Section 6 thence South 89°22'01" West 554.55 feet along said boundary to the West R.O.W. line U.P.R.R.; thence South 29°32' West 3053.86 feet along said R.O.W. to the South Boundary of Section 1, Township 17 South, Range 7 West, S.L.B. & M.; thence North 89°48'05" East 1356.83 feet along said South boundary which is also the North boundary of Delta City to the point of beginning.

JACK FOWLES, Chairman