

PLANNING AND ZONING MEETING
MARCH 19, 1986

PUBLIC NOTICE

Public Notice is hereby given that the City of Delta Planning and Zoning Commission will hold its regularly scheduled meeting in the City Council Chambers at 76 North 200 West on Wednesday, March 19, 1986, commencing at 7:30 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

1. MINUTES: Minutes of the meeting held December 18, 1985.
2. ZONE CHANGE REQUEST BY JAMES T. RICHARDS FROM CENTRAL BUSINESS TO LIGHT INDUSTRIAL: Application for Zoning Ordinance Amendment by James T. Richards for the property described as: Beginning at the N.E. corner of Lot 1, Block 56, Plat A, Delta Townsite survey thence South 55 feet; thence West 131 feet; thence North 55 feet; thence East 131 feet to the point of beginning.
3. PROPOSED ORDINANCE ON MANUFACTURED HOMES BY THE DELTA CITY BUILDING INSPECTOR JERRY REGAN: Discussion and possible recommendation to the Delta City Council on Proposed Ordinance on Manufactured houses in Delta City with Building Inspector Jerry Regan.
4. DISCUSSION OF CONDOMINIUMS IN DELTA CITY BY BUILDING INSPECTOR JERRY REGAN: Discussion of condominiums in Delta City by Building Inspector Jerry Regan.
5. REQUEST FOR PRELIMINARY AND FINAL SUBDIVISION MAP APPROVAL FOR PENDRAY ESTATES PLAT "M": Request for Preliminary and Final Subdivision map approval for Pendray Estates Plat "M" and recommendation to the Delta City Council.
6. EDUCATION: Certificates for University of Utah Planning and Zoning training by John Willie, Consultant.
7. OTHER BUSINESS: Other business as may be presented to the Planning and Zoning Commission.

MINUTES OF A PLANNING AND ZONING COMMISSION MEETING

MARCH 19, 1986

PRESENT

Craig Greathouse	Acting as Chairman
Rochelle Watts	Commissioner
Larry Taylor	Commissioner
Robert Droubay	Commissioner
Roland Dutson	Commissioner

OTHERS PRESENT

Jerry Regan	City & County Building Inspector
H. Doyle Bender	City Treasurer acting as Secretary
James T. Richards	City Resident
Linda T. Richards	City Resident
Leola Tippetts	City Resident
Thelo L. Tippetts	City Resident
Robert Knezovich	City Resident

At approximately 7:40 p.m. Council Member Craig Greathouse, acting as Chairman, called the meeting to order.

1. MINUTES

Commissioner Rochelle Watts made a MOTION to approve the minutes of the meeting held December 18, 1985, as presented. The motion was SECONDED and passed by a unanimous vote of the Commissioners present.

2. REQUEST FOR ZONE CHANGE FROM CENTRAL BUSINESS TO LIGHT INDUSTRIAL BY JAMES T. RICHARDS

Mr. James T. Richards addressed the Planning and Zoning Commission and said his business would be a detergent manufacturing by compounding chemicals with no waste. Council Member Craig Greathouse asked which chemicals would be used. Mr. Richards described the chemicals used and said they are all nontoxic. Mr. Richards also said that the chemicals are mixed in a cement mixer and that they are in the process of purchasing this property from Leoyd Lovell and Dr. M.A. Lyman. In answer to Council Member Craig Greathouse's question, it was reported by Millard County that this company had a good reputation with them, and had no problems while occupying the Sid Young Building. Mr. Richards also said there would be two businesses located at this property: a fire extinguisher company and the detergent manufacturing company.

Commissioner Rochelle Watts asked how the empty sacks used to contain the chemicals would be disposed of after use. Mr. Richards said that they would be transported to the dump site. Commissioner Rochelle Watts then made a

MOTION to recommend to the Delta City Council for approval and to set a date for a public hearing to receive public comments on the zone change request by James T. Richards from Central Business to Light Industrial on the property described as:

Beginning at the Northeast corner of Lot 1 Block 56, Plat A, Delta Townsite Survey; thence South 55 feet; thence East 131 feet; thence North 55 feet; thence 131 feet to the point of beginning.

3. PROPOSED ORDINANCE ON MANUFACTURED HOMES BY DELTA CITY BUILDING INSPECTOR, JERRY REGAN

Delta City Building Inspector Jerry Regan presented the proposed ordinance on manufactured homes and said that manufactured homes are built in two units with an underframe of steel. Also, all manufactured homes have it stamped that they are manufactured homes. He said that the need for this type of housing is increasing because a manufactured home is, at this time, approximately one-half the price of a standard home. Examples of this type of home are Rex Day's mother's home and the Tolley home, which are placed on a permanent foundation. This ordinance provides that this type of home cannot be placed in subdivisions with restrictive covenants or conditions. Contractor Robert Pendray said it would not hurt lots in the city; though he did not allow them in his subdivisions. Building Inspector Jerry Regan showed how this type of home would be anchored to a foundation, and mentioned that Pendray Estates Subdivision and White Sage Subdivision do not allow these types of homes.

Consultant John Willie had three questions on the following items:

- a. Footing and skirting: piers with closed-in spaces to look like permanent homes from the outside. Siding or brick could be added to the ordinance requirements. Mr. Robert Pendray said the skirting used is what makes the difference on whether it looks like a mobile home or a permanent home. Mr. Pendray suggested that the Commission make it strict enough to achieve the looks the City wants in the future.
- b. The date within the ordinance is 1976. Does the City want 10 year old manufactured homes brought into the City? The ordinance could be changed to state that homes built earlier than 5 years from the current date would not be allowed.
- c. The minimum size of the units of the manufactured home in the ordinance is 24 x 35 feet which is 840 square feet and this is below the standards for most government and conventional loans. This could be changed to 24 x 40 feet to meet FHA and HUD requirements.

Commissioner Robert Droubay made a MOTION to recommend to the Delta City Council for approval and consideration a proposed ordinance on manufactured homes as follows:

- a. The skirting should be made of masonry material installed prior to occupancy.
- b. Homes manufactured prior to 5 years from the current date to be installed in the City will not be allowed.
- c. The minimum size of the manufactured homes to be 24 x 40 feet.

The motion was SECONDED by Commissioner Larry Taylor and was passed by unanimous vote of the Commissioners present.

4. DISCUSSION OF CONDOMINIUMS IN DELTA CITY BY BUILDING INSPECTOR JERRY REGAN

Delta City Building Inspector Jerry Regan has had requests from John and Marti Wiser to convert the four-plex at 325 West 300 South into condominiums. They have been advised to seek legal advice to proceed. The building inspection department gets involved by changing occupancy requirements of these units.

Consultant John Willie said that in order to meet the Utah Code there should be the following:

- a. The Preliminary and Final Plat Map Requirements must be satisfied.
- b. Covenants, conditions and restrictions for the condos must be established and recorded.
- c. C minimum of two units must be converted to condos, per state law.

Mr. Willie stated two unit condo conversions do NOT work; they only create two substandard and subsize lots. St. George has a minimum of four units to be allowed to convert to condos. This allows a homeowners association to take care of the exterior of the buildings, the grounds, the parking and the insurance. The individual homeowners would take care of the contents of the condo and its insurance.

No action was taken on this item at this time.

5. REQUEST FOR PRELIMINARY AND FINAL SUBDIVISION PLAT MAP APPROVAL FOR PENDRAY ESTATES PLAT "M"

The Commissioners reviewed the plat map for Pendray Estates Plat "M" and the recommendations of City Engineer John Quick and Public Works Director Neil Forster. Commissioner Roland Dutson made MOTION to recommend to the Delta City Council that they approve the preliminary and final plat map for Pendray Estates Plat "M", subject to the completion changes requested by City Engineer John Quick and Public Works Director Neil Forster. The motion was SECONDED by Commissioner Robert Droubay and was passed by unanimous vote of the Commissioners present.

6. EDUCATION

Consultant John Willie presented certificates from the University of Utah Center for Public Affairs and Administration for the following:

Jack Fowles
Craig Greathouse
Roland Dutson
Rochelle Watts
Jim Thomas
Bruce Taylor
Grant Nielson
H. Doyle Bender

7. ADJOURNMENT

Commissioner Roland Dutson made a MOTION to adjourn the meeting. The motion was SECONDED by Commissioner Larry Taylor and passed by unanimous vote of the Commissioners present. Acting Chairman Craig Greathouse declared the meeting adjourned at approximately 9:00 p.m.

CRAIG GREATHOUSE, Council Member
acting as Chairman



H. DOYLE BENDER, City Treasurer
acting as Secretary

MINUTES APPROVED: April 2, 1986

RECOMMENDATIONS

March 20, 1986

TO: The Mayor and Delta City Council

By unanimous vote of the Planning and Zoning Commission in the regular meeting held March 19, 1986, the Planning and Zoning Commission recommends to the Delta City Council for approval and to set a date for a public hearing to receive public comments on the zone change request by James T. Richards from Central Business to Light Industrial on the property described as follows:

Beginning at the Northeast corner of Lot 1, Block 56, Plat A, Delta Townsite survey; thence South 55 feet; thence West 131 feet; thence North 55 feet; thence East 131 feet to the point of beginning.

In its regularly scheduled meeting of the Planning and Zoning Commission held Wednesday, March 19, 1986, and by unanimous vote of the Commissioners present, the Delta City Planning and Zoning Commission recommend for approval and consideration the Amended Proposed Ordinance on manufactured homes.

In its regularly scheduled meeting of the Planning and Zoning Commission held Wednesday, March 19, 1986, and by unanimous vote of the Commissioners present, the Delta City Planning and Zoning Commission recommend that the Delta City Council approve the preliminary and final plat map for Pendray estates Plat "M" subject to the changes requested by City Engineer John Quick and Public Works Director Neil Forster being completed.

CRAIG GREATHOUSE
Acting Chairman