

Minutes: PLANNING AND ZONING COMMITTEE MEETING, March 10, 1982
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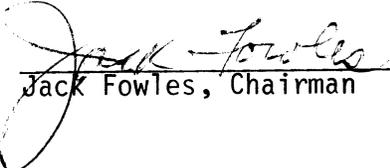
Member Little made the MOTION to that effect. The motion was SECONDED by Member Taylor and carried with a unanimous vote.

COMMITTEES ASSIGNED TO CITY PROJECTS

Master Plan: Member Davies, Member Bunker, Member Watts and Member Dutson will work with County Planner Steve Young and Public Works Supervisor Forster to review the plan.

Street Committee: Member Little, Member Taylor, Member Dafoe, and Member Lewis will work with City Engineer John Quick and review some alternate plans for street improvements, costs and types of material for streets.

There being no further business, Member Lewis made a MOTION to adjourn at 9:15 p.m. The motion was SECONDED by Member Watts and carried with a unanimous vote.



Jack Fowles, Chairman



Lilli Dawson, Secretary

MINUTES OF A COMBINED MEETING HELD MARCH 24, 1982

A Special Meeting of the Delta City Council held in conjunction with the Delta City Planning and Zoning Commission to discuss future planning for the City of Delta held March 24, 1982.

PRESENT

City Council

Mayor Grant Nielson
Willis Morrison
Don Bird
Ruth Hansen
Don Dafoe

Planning & Zoning Commission

Jack Fowles, Chairman
Pat Davies
Richelle Watts
Ray Little
Roland Dutson
Gayle Bunker

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ABSENT

Max Bennett
 Sherri Lewis
 Bruce Taylor

City Council
 Planning and Zoning
 Planning and Zoning

OTHERS PRESENT

Vance Bishop
 Ray Valdez
 Lilli Dawson
 Howard Gemperline
 John Willie
 Dorothy Jeffery
 Steve Young
 Harvey Rowlette

Administrator
 Building Inspector
 Secretary

Recorder
 County Planner

The meeting was called to order by Mayor Nielson at 7:00 p.m. Lilli Dawson acted as secretary for the meeting.

The Mayor stated that the meeting was duly advertised in Millard County Chronicle and Gazette and announced on the radio. He further stated that the purpose of the meeting was called to coordinate efforts with the Planning and Zoning Commission to better understand future zoning and annexation into Delta City.

STATUS OF APPLICATIONS FOR ANNEXATION INTO DELTA CITY

The Committee asked the Administrator for the status of the following applications for annexation into Delta City.

1. Bunker Hills: On the agenda for Monday, March 29, 1982. Policy Declaration for Annexation Petition has been submitted to all departments.
2. IPP. Has not filed as of this date. Scheduled to appear before Planning and Zoning on April 14, 1982.
3. Delta Milling: Annexation Agreement being worked up by their attorney and the Delta City Attorney. Resolution and Policy Declaration passed and approved. Has been tied up in bankruptcy.
4. Fred Anderson: In its rough state. Petition is circulating in all departments. Problem with water and sewer.
5. Tex Searle Mobile Home Subdivision: Will appear before Planning and Zoning on April 14, 1982.
6. Delta Estates. Will have to refile.

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COMMENTS PERTINENT TO DELTA CITY ANNEXATION POLICY - DISCUSSION ON
CRITERIA FOR ANNEXATION

It was brought out that the City cannot automatically annex in property without the property owners request for annexation but can outline annexation in the direction they would like to see it go then activate and encourage annexation in that direction and enhance development.

Some of the subjects on annexation discussed were as follows:

1. Rationale of annexation of Lyman Row: Water lines might not be large enough for more fire hydrants needed and sub-station needed for sewer.
2. Possibility of Special Improvement District for Lyman Row.
3. Waiving the three acre feet per acre water requirement for residents outside the City Limits who have been using City water.
4. Postpone paying for the water dedication until they are ready to apply for a building permit.
5. Advantages and disadvantages of annexing the whole annexation declaration at one time so the City will have more control.
6. If the whole annexation declaration is annexed in at one time the City does not have to provide services until a viable development plan is presented to the City.
7. Annexation of the highway going to the airport so the commercial district of the business system can be held together.

FUTURE LAND USE MAP - ARTERIAL HIGHWAYS, MAJOR AND MINOR COLLECTOR
ROADS - PRESENTED BY STEVE YOUNG

Rationale of the Future Land Use Map was discussed and each category identified by Mr. Young. Some of the members did not feel comfortable with some of the zone changes and felt the map needed to be modified. Most of the members did not approve of the R-4C buffer zone between commercial and residential areas in the downtown district and asked that it be deleted. However, they favored extending the commercial downtown area one-half block more on the North and South of Main Street.

Mr. Young told the Committee that the Future Land Use Map is a plan, a direction and guiding document and if they aren't in support of the plan it should be re-evaluated. He asked them to move toward a conclusion before they went to print or the money appropriated runs out.

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Marked on the map presented by Mr. Young was the Arterial Highway leading through Delta City, the Major Collector Road leading to Oak City that feeds into the Arterial, Minor Collector Roads 1st West, 5th West, 4th South, 350 East and 5th East.

He told the Committee that some things to keep in mind when selecting Minor Collector Roads were matching them up with Major Collector Roads, the expense involved, feeding into the Arterial Highway, disruption in residential areas, logical travel patterns and feasibility.

There being no further business Councilman Morrison made a MOTION to adjourn at 9:50 p.m. His motion was SECONDED by Council Member Ruth Hansen and received a unanimous vote.

Grant S. Nielson, Mayor

Lilli Dawson

Lilli Dawson, Secretary

PLANNING AND ZONING MEETING
APRIL 14, 1982

NOTICE AND AGENDA

DELTA CITY BUILDING 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, MARCH 10, 1982.
2. REPORTS FROM STREET COMMITTEE AND MASTER PLAN COMMITTEE.
3. SINGLY APPLICATION FOR A ZONE CHANGE FROM R-2 TO R-3B AT APPROXIMATELY 445 W AND 100 S, DELTA, UTAH.
4. TEX SEARLE: PHASE II OF HIS MOBILE HOME SUBDIVISION.
5. NATIONAL LANDMARK PETITION FOR ZONE CHANGE FROM R-2 TO R-4 TO ALLOW FOR SINGLE FAMILY UP TO MULTIPLE FAMILY DWELLINGS. LOTS 2 AND 3 OF BLOCK 33.