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MINUTES OF A SPECIAL PLANNING AND ZONING MEETING HELD OCTOBER 22, 1980

Minutes of a Special Planning and Zoning Meeting held Wednesday, October 22, 1980, at the Delta City Office at the hour of 7:30 p.m.

MEMBERS PRESENT

|                |                                 |
|----------------|---------------------------------|
| Don Dafoe      | Chairman and presiding          |
| Max Bennett    | Member and Councilman in Charge |
| Bruce Taylor   | Member                          |
| Rochelle Watts | Member                          |
| Sherri Lewis   | Member                          |
| Roland Dutson  | Member                          |
| Robert Law     | Member                          |

MEMBERS ABSENT

|                  |        |
|------------------|--------|
| Hatch Farnsworth | Member |
| Austin Astle     | Member |

OTHERS PRESENT

|                 |                      |
|-----------------|----------------------|
| Leland J. Roper | Mayor                |
| Paul Nelson     | IPP Planner          |
| Steve Young     | Director of Planning |
| Tom Greenwood   | Utah Power and Light |
| Gayle Bunker    | Developer            |
| Lilli Dawson    | Secretary            |

Chairman Don Dafoe being present called the Special Meeting to order at 7:30 p.m. Lilli Dawson being present acted as secretary.

MINUTES

Minutes of a Regular Planning and Zoning Meeting held October 1, 1980, were approved upon a MOTION by Member Bennett, SECONDED by Member Taylor and received a unanimous affirmative vote.

UTILITY EASEMENTS

Mr. Greenwood in addressing the Committee said he would like to discuss the problems involved in utility easements, how UP&L feels about the situation, thirty three (33) foot alleys and the two ordinances involved.

1. Franchise between the City and UP&L

The franchise states that UP&L can locate utilities and their facilities on the Public rights-of-ways of the City with the understanding that if the City asks them to relocate the power lines they will do so at their own expense.

2. Construction Standards of the Delta City Subdivision Ordinance.

Mr. Greenwood went on to say that UP&L is willing to cooperate everywhere and anywhere there are going to be problems but some of these problems are insurmountable because the City has never been surveyed to the point that the City has a whole layout of bench marks that UP&L can use and in some areas no surveys were made to establish property lines. He also said that UP&L cannot do the surveying because they can't afford to and if UP&L did go to the expense of a survey and establish it, later on if the City does a survey and the UP&L survey is found to be wrong the City survey would be the accepted one.

Mr. Greenwood's understanding of the construction standards of the Subdivision Ordinance is that the City requires a 7 foot setback for utility poles so the City would have a fully alley. The Power Company is meeting a lot of resistance from property owners and they do not have the right to condemnation unless one person needs power and there is no other way to get it to them, then the Power Company can take the low cost and condemn.

It was established that the required setback was six (6) feet instead of seven (7) feet as stated by Mr. Greenwood, and that it is not recorded easement but has been adopted by City Council.

Mr. Greenwood referred to block lot lines and said they are feasible if the whole City square is being developed and a plot plan is drawn up with a straight back lot line. However, the problem is that there are very few full City lots without some buildings on and there are no straight back lot lines on some City streets that UP&L can work with.

After a discussion on the problem Member Bennett made a MOTION to recommend that Mr. Young meet with the City Engineer to re-establish thirty three (33) foot construction standards to include utility lines in the existing City right of ways. The motion was SECONDED by Member Dutson and received a unanimous vote.

A MOTION was made by Member Lewis to recommend that City Council try to get funds to prioritize a survey that would determine property lines. The motion was SECONDED by Member Watts and carried with a unanimous vote.

FUTURE LAND USE MAP

Mr. Nelson said he felt that there should be some attention given to the annexation area and compatible land use plans should be established in a general sense. He said he recognized some reluctance on the part of the Committee to be definitive about uses in the outlying annexation areas of Delta so he would like the Committee to go back and see if there is something they can agree upon that is some

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sort of broad use but would still give flexibility that the Committee is comfortable with.

Mr. Young pointed out the pitfalls of making the map too general and told the Committee to be prepared for requests of Commercial Development away from the Commercial Area which might encroach upon residential areas. He talked about buffer zones.

The remainder of the evening was devoted to working on the Land Use Map.

Mr. Nelson suggested that because of differences of opinion for land use of some areas in the annexation and because of the absence of two of the Members, the Committee reflect on the matter and review the Map again at the next Regular Meeting on October 29th, at which time he will present the Final Master Plan.

There being no further business Member Bennett made a MOTION to adjourn at 10:45 p.m. His motion was SECONDED by Member Taylor and received a unanimous vote.

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Don Dafoe, Chairman

*Lilli Dawson*  
Lilli Dawson, Secretary