

MINUTES OF A PLANNING AND ZONING MEETING HELD MAY 8, 1979

Minutes of a Regular Meeting of the Delta City Planning and Zoning Committee held Tuesday, May 8, 1979, commencing at the hour of 8:00 p.m. at the Delta City Office.

PRESENT

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| Roland Dutson | Acting Chairman and presiding |
| Max Bennett | Councilman in charge and Member |
| David Church | Member |
| Hatch Farnsworth | Member |
| Robert Law | Member |

ABSENT

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| Don Dafoe | Chairman |
| Stanley Robison | Member |
| Don Bunker | Member |
| Joe Stewart | Member |

OTHERS PRESENT

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| Leland J. Roper | Delta City Mayor |
| Lilli Dawson | Secretary |

Acting Chairman Dutson being present in person presided and called the meeting to order at 8:10 p.m. Lilli Dawson being present acted as secretary.

Member Bennett presented a preliminary plot plan of the most feasible approach for developing land at the Delta Municipal Airport. The plan was studied after which Member Bennett said if the Committee can foresee no problem with the preliminary plan he suggests that a letter be written to the Delta City Council recommending the City Council pursue the plan to develop the strip of land immediately west of the present City Hangar at airport as shown on the preliminary plat, for industries and businesses, pending legal interpretations.

All members were in agreement.

Member Bennett also suggested recommending to City Council that the number and type of buildings be monitored.

Member Bennett informed the Committee that Mr. Lloyd Burraston is seeking permission to construct an airplane repair shop and ramp at the City Airport, which for the present will include a 60 foot steel building and a 60 foot ramp in the accepted area directly west of the City hangar.

Member Church made a MOTION to recommend to City Council to grant permission to Mr. Burraston to construct his proposed building and ramp at the airport. His motion was SECONDED by Member Farnsworth and received a unanimous affirmative vote of all members present.

Member Church pointed out that some decisive action should be taken on a Master Plan for Delta City because of anticipated growth in Delta. There was discussion on necessary preliminary work that must be done before such a plan can be initiated. Member Church volunteered to write up the material necessary to justify opening up alleys and streets in Delta and a proposed new Zone Map and Land Use Ordinance for City Council's consideration.

There was some concern expressed over the conditional use of mobile homes in some districts of the City and Member Church suggested the Committee recommend to City Council to allow no more conditional use of mobile homes in Delta.

The matter was tabled until it can be assessed.

Member Bennett made a MOTION to recommend that Delta City Council change Section 8-504 of the Planning and Zoning Ordinance to allow construction of homes on alleys and to open up where possible 50 foot alleys, with access to the property, and where feasible to open up 33 foot alleys, with access to the property. The motion was SECONDED by Member Farnsworth and received the unanimous affirmative vote of all members present.

Member Bennett made a MOTION that Delta City Council be given authority to grant variances to construct homes on property which specifications for do not comply with Section 8-401 of the Planning and Zoning Ordinance. His motion was SECONDED by Member Law and carried the unanimous affirmative vote of all members present.

There being no further business, Member Church MOVED to adjourn at 9:45 p.m. His motion was SECONDED by Member Law.

Roland Dutson, Acting Chairman

Lilli Dawson
Lilli Dawson, Secretary