

MINUTES OF A PLANNING AND ZONING MEETING HELD AUGUST 14, 1979

Minutes of a Regular Meeting of the Delta City Planning and Zoning Committee held Tuesday, August 14, 1979, commencing at the hour of 8:00 p.m. at the Delta City Office.

PRESENT

Don Dafoe	Chairman and presiding
Hatch Farnsworth	Member
David Church	Member
Rochelle Watts	Member
Sherri Lewis	Member
Joe Stewart	Member

ABSENT

Max Bennett	Member and Councilman in Charge
Robert Law	Member
Roland Dutson	Member

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OTHERS PRESENT

Lilli Dawson
Joe Barney
Fay Jacobson

Secretary
Bishop of Delta Fourth Ward
Bishopric of Delta Third Ward

Chairman Dafoe being present in person called the meeting to order at 8:00 p.m. Lilli Dawson being present acted as secretary.

Minutes of a Regular Meeting held Tuesday, July 10, 1979, were read and upon Member Farnsworth's suggestion, the word "non-desirable" was deleted and the word "non-compatible" used instead.

The minutes were then approved with the correction made upon a MOTION by Member Stewart, SECONDED by Member Farnsworth and received a unanimous affirmative vote by all members present.

Minutes of a Regular Meeting held Tuesday, July 31, 1979, were read and upon Member Farnsworth's suggestion the word "non-desirable" was deleted and the word "non-compatible" used instead.

The minutes were then approved with the correction made upon a MOTION by Member Farnsworth, SECONDED by Member Stewart and received a unanimous affirmative vote by all Members present.

Chairman Dafoe read a letter written by him August 8, 1979, to the Delta City Council, sent upon request of the Planning and Zoning Committee, stating that they find the proposal of the Bunkers for annexation of their Viewcrest Subdivision unacceptable.

Chairman Dafoe informed the members that Mr. Paul Nelson of Architects/Planners Alliance, Inc. will be able to attend the next Planning and Zoning Meeting to be held on Tuesday, August 28, 1979.

Member Lewis asked to be excused from the August 28th meeting as she will be out of town.

Bishop Barney discussed the reason why it has become necessary to make alterations on the LDS Third and Fourth Wards that are located in Residential Zone One. He told the Members that the plans to meet the needs of the Wards were out of compliance with the Sec. 8-402-C of the Delta City Planning and Zoning Ordinance and the variance on the requested Building Permit had been turned down by the City and by the Board of Adjustment.

Bishop Barney said he understood when their appeal was turned down they had the alternative to present a petition to spot zone that particular parcel of land commercial, so he proposed to rezone 3rd West, 150 South to 200 South and 250 East to 150 South because it is adjacent to the new intended commercial zone and this change would allow the wards to make the necessary alterations possible.

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Member Farnsworth commented on the unique situation and the building violations of some of the existing wards then made the MOTION that the Planning and Zoning Committee recommend to Delta City Council to include 3rd West, 150 South to 200 South and 250 East to 150 South in the proposed commercial zone. His motion was SECONDED by Member Watts and the action received a majority vote.

Member Church abstained from voting stating his reason being that some residents of Delta feel that the new zoning change already adds too much commercial area to the city.

Member Stewart abstained from voting because he believes that this course of action could create a non-desirable condition and have ramifications on future similar situations.

Chairman Dafoe informed Bishop Barney and Mr. Jacobson that the Committee will recommend to the City Council to include 3rd West, 150 South to 200 South and 250 East to 150 South in the plans to rezone the commercial area.

Bishop Barney inquired about a time table on the tentative rezoning and Member Church explained that City Attorney Waddingham was in the process of changing the Zone Map and the Zoning Ordinance. As soon as it is completed it will be presented to the City Council, who will set a date for a Public Hearing, which then must be published for three consecutive weeks in the local weekly newspaper before it can be finalized. However, he thought the request of the wards could be included in the proposal to rezone and presented at the Public Hearing contingent upon acceptance by the City Council.

There being no further business, Member Farnsworth made a MOTION to adjourn at 9:10 p.m. His motion was SECONDED by Member Church and carried a unanimous affirmative vote.

Don Dafoe, Chairman

Lilli Dawson
Lilli Dawson, Secretary