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MINUTES OF A PLANNING AND ZONING MEETING HELD SEPTEMBER 18, 1979

Minutes of a Regular Meeting of the Delta City Planning and Zoning Committee held Tuesday, September 18, 1979 commencing at the hour of 7:30 p.m. at the Delta City Office.

PRESENT

Don Dafoe	Chairman and presiding
Rochelle Watts	Member
Hatch Farnsworth	Member
Max Bennett	Member and Councilman in charge
Roland Dutson	Member
David Church	Member
Joe Stewart	Member

ABSENT

Sherrri Lewis	Member
Robert Law	Member

OTHERS PRESENT

Lee J. Roper	Mayor
Carl Hasse	IPP Community Planner
Lilli Dawson	Secretary

Chairman Dafoe being present in person called the meeting to order at 7:45 p.m. Lilli Dawson being present acted as secretary.

Minutes of a Regular Meeting held Tuesday, September 11, 1979, were read. There being no corrections, additions or deletions, they were approved upon a MOTION by Member Church, SECONDED by Member Stewart and received a unanimous affirmative vote.

Carl Hasse presented a rough draft of a Master Plan drawn up by Mr. Nelson that the Committee can incorporate into a final Master Plan and delegate tasks and responsibilities from.

He suggested coordination between the Committee and the County Planner, who is working on a Master Plan and Base Maps that include Delta, thereby avoiding duplication. Mr. Nelson could help the Committee with whatever hasn't been done by the County Planner in relation to Delta City.

Proposed changes in the present Zoning and Subdivision Ordinances were reviewed and Member Church raised the question of the validity of some sections of the 1956 Ordinance Book.

Member Farnsworth remarked that except for Amended Ordinances the 1956 Ordinance Book was still in effect.

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Mayor Roper informed the Committee that the City had received inquiries about housing for workers in the near future and from developers concerning municipal services to tentative Trailer and Mobile Home Parks. He said some areas would require rezoning to accommodate such land use. He also reported that the City Attorney will soon have the new Zoning Ordinance and Zoning Map completed after which it will be submitted to City Council for their approval then a Public Hearing will be held.

Mr. Hasse suggested that the new ordinance could reflect a Trailer and Mobile Home Use clause. He said there will be a demand for single wide trailer spaces during the IPP Project construction period and the City will also need to provide for modular and double wide mobile homes. The size and number will be a determination to consider. Some alternatives to take under advisement are an Emergency Housing Ordinance, conditional use of single family lots, setting aside districts within the City limits for trailer and mobile home parks, rezoning areas in the City limits to provide for such parks or suitable annexation.

He considered annexation to be the most desirable choice and septic tanks and field drains as an alternative for providing facilities. He wondered if it is Delta's responsibility to provide immediate housing because if any workers locate nearby, Delta will still realize tax dollars.

Member Bennett pointed out that conditional use of trailers in the City is using up land that could be used for homes and also sets a precedence.

Chairman Dafoe added that it would be undesirable to have trailers stuck abstractly around the town and that no one wants to go to the expense of a trailer or mobile home park until it is confirmed that IPP will build in this area.

Member Church recommended that Mr. Nelson's visit to Delta be delayed a week so the Committee could further study trailer and mobile home parks.

Member Farnsworth made a MOTION that Chairman Dafoe contact the County Planner and request copies of any maps or plans that would benefit the City and help the Planning and Zoning Committee with a Master Plan. The motion was SECONDED by Member Church with none opposed.

There being no further business, Member Bennett made a MOTION to adjourn at 9:40 p.m. His motion was SECONDED by Member Church and the vote was unanimous.


LILLI Dawson, Secretary

Don Dafoe, Chairman