

PLANNING AND ZONING MEETING
FEBRUARY 27, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 7:30 p.m.

1. APPROVAL OF MINUTES OF FEBRUARY 13, 1980.
2. PROPOSALS FOR ANNEXATION.
Bunker and Sons
Broderick and Howe Construction
Robert Anderson and Gordon Twitchell,
represented by Attorney Steve Jackson
3. DISCUSSION ON MOBILE HOME ORDINANCE.

Minutes: PLANNING AND ZONING COMMITTEE MEETING, February 28, 1980
Page 2

MINUTES OF A PLANNING AND ZONING MEETING HELD FEBRUARY 27, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, February 27, 1980, at the Delta City Office at 7:30 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Max Bennett	Member and Councilman in Charge
Hatch Farnsworth	Member
Robert Law	Member
Sherri Lewis	Member
Rochelle Watts	Member
Roland Dutson	Member
David Church	Member

ABSENT

Joe Stewart	Member
-------------	--------

OTHERS PRESENT

Leland J. Roper	Mayor
Lyle Bunker	Developer
Gary Bunker	Developer
Steve Jackson	Attorney at Law
Bob Anderson	Developer
Jack Grayson	Developer
Max Shaw	Director of Planning

Chairman Dafoe being present presided and called the meeting to order at 7:30 p.m. Lilli Dawson being present acted as secretary.

Minutes of the Planning and Zoning Meeting held Wednesday, February 13, 1980, were read and approved upon a MOTION by Member Farnsworth, SECONDED by Member Church and received a unanimous affirmative vote.

BUNKER SUBDIVISION BLOCK #17

Lyle and Gary Bunker submitted an Amended Plat and a Recorded Original Plat of Block #17 Subdivision. The amended plat shows the street or alley just West of the Subdivision as a thirty-three (33) foot wide street. The Bunkers deeded seventeen (17) feet of their property to the City, thereby making the street a fifty (50) foot wide street as shown on the Original Plat.

Member Church made a MOTION to recommend that the Delta City Council approve the Amended Plat. His motion was SECONDED by Member Farnsworth and received a unanimous vote.

Chairman Dafoe then signed the Amended Plat.

Minutes: PLANNING AND ZONING COMMITTEE MEETING, February 28, 1980
Page 3

BUNKER NORTH VIEW SUBDIVISION

Lyle and Gary Bunker presented a Preliminary Sketch for review of their proposed North View Subdivision, a petition for Annexation and a letter of intent to provide 200 various priced homes. They stated that they will not allow any mobile homes in the subdivision and that their property is adjoining the property of Mr. Quinn Shepherd, who has signed the petition for annexation.

ROBERT ANDERSON AND GORDON TIWTCHELL DEVELOPMENT

Mr. Anderson informed the Committee of their intent to petition for annexation of property South of the Rexco Mini-Mart and their plans include a motel, with laundry and swimming pool, a restaurant and a full gas facility. He said their property will be contiguous if the Day property is annexed into the City limits. Attorney Steve Jackson, who is representing the parties, will submit in the near future the petition for annexation.

The developers who were present were advised that no action can be taken on any annexation petitions until the Annexation Policy Process has been finalized and the time frame required would be two or three months hence.

VARIOUS PROPOSALS OF DEVELOPERS NOT PRESENT

The Chairman briefed the Committee on the following:

1. Styler Petition for annexation
2. Mitch Myers Petition for annexation
3. Broderick and Howe Construction (plans for a mobile home park west of the Jack Thomas home)

There was a discussion on the Myers petition, after which Member Church made a MOTION that Mr. Myers be notified that an updated petition and statement of intent should be presented to the Planning and Zoning Committee. The motion was SECONDED by Member Farnsworth and carried with a unanimous vote.

All members agreed that the Petitions for Annexation should be dated as presented and prioritized for consideration after the Annexation Policy Process has been finalized.

MOBILE HOME PARKS - TRAILER PARKS - RECREATIONAL VEHICLE PARKS

Member Bennett made the following suggestions for defining each Park.

1. OVERNIGHT PARK: Short term parking; rental of space; each vehicle charged fee to justify sewer connection.
2. TRAILER PARK: Singles or doubles; parking longer period of time than in an overnight park; required area for each

trailer mandatory; each trailer charged fee to justify sewer connection.

- 3. MOBILE HOME PARK: Long term parking allowed; segregate long term parking from area with spaces sold for mobile homes.

It was the unanimous decision to research the issue further by reviewing the present Delta City Ordinance and enlisting the aid of Larry Seibert. Member Watts volunteered to obtain some ordinances on mobile homes and trailers from cities and towns in similar size and growth situations.

Member Church MOVED to recommend that City Council amend Residential Zone Two-R-2 Sec:9-200 Permitted Use of Mobile Homes to Make Mobile Homes a Conditional Use. His motion was SECONDED by Member Farnsworth and carried by unanimous vote.

In order to expediate the legal procedure, Chairman Dafoe said he would request City Council to consult right away with the City Attorneys about amending that particular section of the Zoning Ordinance and declaring a moritorium on the permitted use of mobile homes in any zone of the City.

Member Church was approved as Vice Chairman of the Planning and Zoning Committee upon a MOTION by Member Farnsworth, SECONDED by Member Bennett and received a unanimous vote.

Chairman Dafoe announced that The State Aeronautics Board will be present at the next Committee Meeting on March 5, 1980, and mobile homes and trailers will be discussed at the March 12, 1980, meeting.

There being no further business, Member Church made a MOTION to adjourn at 9:20 p.m. His motion was SECONDED by Member Farnsworth and it was unanimous.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary