

PLANNING AND ZONING MEETING
MARCH 19, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 7:30 p.m.

1. APPROVAL OF MINUTES OF MARCH 12, 1980
2. PROPOSAL FOR INDUSTRIAL PARK
Jack Grayson
3. PROPOSAL FOR ANNEXATION
Mitch Myers
4. PROPOSAL FOR PLAZA SITE PLAN
Pendray Brothers
5. DISCUSSION ON MOBILE HOME ORDINANCE

MINUTES OF A PLANNING AND ZONING MEETING HELD MARCH 19, 1980

Minutes of a regular meeting of the Delta City Planning and Zoning Committee held Wednesday, March 19, 1980 at the Delta City Office at 7:30 p.m.

PRESENT

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

ABSENT

Robert Law	Member
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OTHERS PRESENT

Leland J. Roper	Mayor
Robert Pendray	Pendray Construction
Jim Pendray	Pendray Construction
Jack Grayson	Developer
Mitch Myers	Developer
Opal Pratt	Area Resident
Cathy Anderson	Area Resident

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Paul Cahoon
Max Shaw
Jess Wilson

Developer
Director of Planning
KNAK

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 a regular meeting held Wednesday, March 12, 1980, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Church and received a unanimous vote.

The Agenda was as follows:

HORIZON INDUSTRIAL PARK: JACK GRAYSON

Mr. Grayson presented a plat map which showed seventeen (17) industrial parcels approximately 1.5 acres each and roads 2.5 acres.

He stated that the park will not require City Utilities, will install their own streets, curb and gutter and water. Each site will be required to put in their own sewer system which will be Septic Tanks and Field Drains. He also read some proposed restrictive covenants that will be required of the owners and for the protection of the City and County.

Mr. Grayson feels that it would benefit the City to include the Industrial Park in their annexation plans because of the revenue the City would receive.

Vice Chairman Church thought the concepts of the Park excellent, as did the other members. He advised Mr. Grayson that the petition would be dated and would be looked at again after some amendments to the Policy Declaration Statement for Annexation had been made.

MITCH MYERS PROPOSAL

Mr. Myers inquired about the status of his petition and what has to be done to update it. After a discussion with other members Vice Chairman Church advised Mr. Myers that the priority status of the petition would be as first presented but a Statement of Intent and update of signatures was needed.

It was the consensus of all members to consider all Petitions for Annexation by performance and the date submitted. If the petitions are not in harmony with criteria of the Policy Declaration of Annexation or do not benefit the City of Delta, they will be passed over and considered later.

PENDRAY PLAZA SITE PLAN

Jim Pendray submitted a sketch plan, which included a motel, restaurant, retail spaces, office spaces and proposed site for a bank.

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The sketch reflected the proposed highway change. The overall plan would be on thirteen (13) acres of ground and will be developed in stages.

Mr. Pendray asked the Committee if more detailed plans were needed and was told that as long as they conform to the Subdivision Ordinance, the Building Permit Ordinance and checked with the City Superintendent there was no longer a need for them to appear before the Planning and Zoning Committee.

POLICY DECLARATION STATEMENT FOR ANNEXATION

Member Bennett informed the Committee that Assistant City Attorney Peterson told him the Policy Declaration Statement for Annexation is not legally acceptable because it needs more specific criteria.

Criteria was discussed after which Vice Chairman Church made a MOTION that the following specific criteria be included in the Police Declaration Statement for Annexation: "Seven (7) percent of land be set aside for Public Recreation, which would be used for that purpose, if feasible, or the equivalent of the fair market cash value be given and paid to the City for use in other recreational projects. This will be determined by the City Council." His motion was SECONDED by Member Farnsworth and carried with a unanimous vote.

Vice Chairman Church made a MOTION that Mr. Max Shaw obtain water information, check with the State Engineer, take a high average and come up with an equitable figure of water that will be required for annexation of ground. Also, a provision needs to be made for purchase of water, or cash in lieu of water where practical. Further an exemption can be made for those presently using Delta City Water. This information will be given to the Delta City Attorney and the Delta City Council. This motion was SECONDED by Member Stewart and received a unanimous vote.

Vice Chairman Church made the MOTION that for the present the Committee would consider only those petitions for annexation that are within the Annexation Boundary Map. The motion was SECONDED by Member Farnsworth and received a unanimous vote.

There being no further business Member Lewis made the MOTION to adjourn at 9:30 p.m. Her motion was SECONDED by Vice Chairman Church.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary