

PLANNING AND ZONING MEETING
OCTOBER 1, 1980

NOTICE AND AGENDA

DELTA CITY OFFICE 8:00 p.m.

1. APPROVAL OF MINUTES OF SEPTEMBER 3, 1980
2. APPROVAL OF MINUTES OF SEPTEMBER 10, 1980
3. DELTA CITY MASTER PLAN
(Paul Nelson in attendance)

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD OCTOBER 1, 1980

Minutes of a Planning and Zoning Meeting held Wednesday, October 1, 1980, at the Delta City Offices at the hour of 8:00 p.m.

MEMBERS PRESENT

Don Dafoe	Chairman and presiding
Max Bennett	Member and Councilman in Charge
Austin Astle	Member
Roland Dutson	Member
Sherrri Lewis	Member
Bruce Taylor	Member

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MEMBERS ABSENT

Hatch Farnsworth	Member
Robert Law	Member
Rochelle Watts	Member

OTHERS PRESENT

Paul Nelson	APA
Ray Little	Resident
Lilli Dawson	Secretary

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

MINUTES

Minutes of a regular Planning and Zoning Meeting held September 3, 1980, were presented for approval, after the Committee had read the minutes and the necessary correction was made Member Dutson made a MOTION to approve the minutes as amended. The motion was SECONDED by Member Astle and received the unanimous affirmative vote of all members present.

Minutes of a regular Planning and Zoning Meeting held September 10, 1980, were read and approved upon a MOTION by Member Bennett, SECONDED by Member Dutson and received the unanimous affirmative vote of all members present.

SCOPE OF WORK

- Existing Land Use Map
- Future Land Use Map
- Delta City Streets
- Master Plan

ALTERNATIVE SCHOOL SITES

Mr. Nelson informed the Committee that he had discussed, with the School Superintendent, the Committee's recommendation for future school sites and was assured that the recommendations would be used as a basis for the School Board's decision for sites. He was invited by the School Superintendent to discuss the rationale and feasibility of the recommendations at a School Board Meeting.

ALTERNATIVE INDUSTRIAL SITES

The Committee agreed on maintaining the present industrial area where it is now located.

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ALTERNATIVE MOBILE HOME PARKS

The Committee felt that they were not ready to be definitive and identify areas for Mobile Home Parks and Mobile Home Subdivisions therefore it was the unanimous decision to designate them, for the present, Mobile Home Areas.

BUFFER ZONES

There was a discussion on buffer zones between single family residential areas and mobile home parks or subdivisions and the Committee felt no need to specify them in the Master Plan as buffer zone requirements are stated in the Mobile Home Ordinance.

PARKS

All were in agreement that there should be more park acreage within the City limits.

DELTA CITY MASTER PLAN OR COMPREHENSIVE DEVELOPMENT PLAN

A discussion followed on the Master Plan and its relation to the Zoning Ordinance, after which Member Bennett stated that his understanding is that a Master Plan is the background of what a City is trying to do but has flexibility and growth can be controlled as long as it is in the Declaration Statement, therefore does not have to be designated in the Master Plan. This leaves the Committee with free choice in the future.

Mr. Nelson pointed out that a Master Plan and a Zoning Ordinance are two separate legal documents, a Zoning Ordinance should be based on the Master Plan and a Land Use Map should be compatible to a Zoning Map. He stressed the importance of the Future Land Use Map because any zoning changes will have to be consistent with the map and complementary to it. Also that some courts are upholding zoning decisions that are based on Master Plans so must be in accord with it and without designated areas for zoning in the Master Plan there is the possibility of destroying some land value of certain areas. However, the Master Plan can be amended from time to time and the County Master Plan will have an influence on the City Master Plan.

Mr. Nelson suggested that perhaps the Committee would feel more comfortable to have maximum flexibility with the Master Plan and limit designated areas on the Land Use Map to the City limits and not get into detail on areas outside the City limits. He added that as individual parcels come in for annexation they will come under the control of the Committee and at that point the Committee can look specifically at the particular development to see if that sort of use is something they want.

It was the consensus of the Committee not to state anything in the Master Plan in terms of direction of growth in the annexation areas

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and limit the intended Land Use Map strictly to within the present limits of the City as the Committee is not ready to be definitive about designated areas outside the City limits.

AGENDA, OCTOBER 15, 1980

Mr. Nelson told the Committee he hoped to be able to have the Master Plan and Land Use Map completed by October 15, 1980, for their consideration.

TIME CHANGE FOR PLANNING AND ZONING MEETINGS

All members present were in agreement on 7:30 p.m. as the time to hold the Regular Committee Meetings.

WIDTH OF CITY STREETS

Member Bennett told the Committee that the City Council requests the Committee to review the width of existing Delta City Streets and certify their decision to them.

Mr. Little presented some ideas, based on research, of the width of the City's Streets. He felt that some streets need to remain wide for main thoroughfare streets but the City should allow some streets in the residential areas to be narrower.

After examining the matter Member Bennett made a MOTION to recommend to City Council that all present City streets, and those streets presently dedicated to Delta City, conform to existing City Standard Widths as outlined on Amended Plat Delta Townsite, Plat A, March, 1918 and construction such as curb, gutter and sidewalk on these streets as outlined in the Delta City Construction Standards adopted April, 1980. His motion was SECONDED by Member Taylor and received a unanimous vote.

There being no further business Member Bennett made a MOTION to adjourn at 10:30 p.m. His motion was SECONDED by Member Lewis and received a unanimous vote.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary