

MINUTES OF A PLANNING AND ZONING MEETING HELD MAY 6, 1981

Minutes of a Planning and Zoning Meeting held Wednesday, May 6, 1981,
at the Delta City Offices at the hour of 8:00 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Austin Astle	Member
Roland Dutson	Member
Robert Law	Member
Sherrri Lewis	Member
Bruce Taylor	Member
Rochelle Watts	Member

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ABSENT

Max Bennett
Ray Little

Member and Councilman in Charge
Member

OTHERS PRESENT

Leland J. Roper
Jody Howe
Paul Nelson
Lilli Dawson
Steve Young

Mayor
Paul Nelson Associates, Inc.
Paul Nelson Associates, Inc.
Secretary
MICA

MINUTES

Minutes of a Regular Planning and Zoning Meeting held Wednesday, April 15, 1981, were presented and approved upon a MOTION by Member Lewis, SECONDED by Member Astle and received a unanimous affirmative vote.

CITY OF DELTA ZONING ORDINANCE NO. 77-3

The Ordinance was reviewed at length and a copy of the corrections, deletions and additions is attached to these minutes.

ANNOUNCEMENTS

The next Planning and Zoning Meeting will be held on Wednesday, May 13, 1981, to consider proposals from Tex Searle, Bill Garrett (LDS Farm) and Carl Sudbury (Delta Milling & 16 acres for industrial development).

A meeting will be held on May 20, 1981, to consider and study, with the assistance of Paul Nelson, the new Delta City Zone Map and Zoning Ordinance No. 77-3, which will include the additions, corrections and deletions made by the Committee this evening.

There being no further business, Member Watts made a MOTION to adjourn at 10:45 p.m. The motion was SECONDED by Member Taylor and received a unanimous vote.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary

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Zoning Ordinance No. 77-3

1. Drop the agricultural district.
2. Eliminate the permitted use of commercial agricultural, dairying, etc. from the Rural Residential District (page 132).
3. Insert the clause from the old Ordinance regarding the number of animals allowed per square foot per lot. Attach that clause to the noncommercial agriculture permitted use (132 - Rural Residential)
4. Page 7 - Annex land as Rural Residential.
5. Page 143 - Change minimum lot width to 75 feet.
6. Drop the R-1-A District.
7. In the R-1-B District, change the minimum lot width to 90 feet. The R-1-B District will be the new low density single family zone.
8. R-2 Zone, Page 146 - Change the minimum lot width to 60 feet for single family and 80 feet for duplex.
9. R-3-B - Eliminate "single family" from the name of the district. It should be simply "multiple family"
10. Page 153 - R-3-B Zone - Change minimum area to 6,000 square feet plus 1,000 square feet for each additional unit instead of 1,500 square feet for each additional unit.
11. R-3-B - Page 152 - Permit limited retail business consisting of convenience goods, specialty shops and other low-volume businesses.
12. Eliminate the Limited Business Zone.
13. Expand the Central Business District to allow gas stations and other uses which were allowed in the Limited Business Zone.
14. Insert a clause in the Central Business Regulations allowing store owners to rent vacant portions of their business buildings for residential use.
15. Add hospitals to Public/Quasi-Public
16. Page 159 - Eliminate "golf courses" from community facilities allowed in the Central Business District.
17. Page 165 - Highway Commercial - allow lumber yards.

18. Include uses in Highway Commercial allowed in the Delta Master Plan 0 (also, see last paragraph of Page 170, (120?) this ordinance for a sample description)
19. Eliminate from the Public/Quasi Public Zone (p. 181) all yard requirements including minimum area, width, setback, side yard, rear yard.
20. Insert clause regarding the establishment of the Planning Commission - Delta citation.
21. Page 13, Section 3-3. - A section of a sentence is missing from the last paragraph.
22. Page 25 - Paragraph duplicated.
23. Page 29 - Typo - Traffic patters should be traffic patterns.
24. Eliminate Section 6-4, Page 30.
25. Page 19 - paragraph duplicated
26. Section 7-6 - Re-write - Establish a minimum distance of 10 feet between accessory building and main structures. Accessory structures must meet side yard requirements.
27. Page 33 - Eliminate the phrase regarding trailers from the first sentence on the page.
28. Page 68 - Eliminate one "Home" from "Mobile Home Home PUD".
29. Page 102 - Change Maintenance Provision - delete the portion of the section regarding the home owner's association.
30. Section 11-2. Allow mobile homes in Rural Residential or Mobile Home District.
31. Establish a Mobile Home District.
32. Page 108 - Change the District names on the Sign Regulations - Eliminate the Districts we eliminated.