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There being no further business, the hearing was adjourned at 8:30 p.m.

Don Dafoe, Chairman

Lilli Dawson

Lilli Dawson, Secretary

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MINUTES

Minutes of a Public Hearing held Wednesday, December 9, 1981, were read and approved upon a MOTION by Member Lewis, SECONDED by Member Taylor and received a unanimous vote.

Minutes of a Regular Meeting held Wednesday, December 9, 1981, were read and approved upon a MOTION by Member Little, SECONDED by Member Lewis and received a unanimous vote.

ECOTEK NATIONAL REQUEST FOR A ZONE CHANGE R-2 TO R-3A TO ALLOW FOR FOUR-PLEX UNITS ON LOTS 2 AND 3, BLOCK 33, DELTA TOWNSITE PLAT "A" BORDERED ON THE NORTH BY 200 SOUTH, THE SOUTH BY 300 SOUTH, THE EAST BY 450 WEST, THE WEST BY 500 WEST

A lengthy discussion ensued which resulted in a change for the request from R-3B to R-3A after which Chairman Dafoe entertained the motion to recommend that the Delta City Council approve the request of Ecotek National for a zone change R-2 to R-3A. A MOTION to that effect was made by Member Fowles, SECONDED by Member Taylor and received a unanimous vote.

AMENDMENT TO FUTURE LAND USE MAP AND ZONING ORDINANCE

The Chairman entertained the motion to recommend that the Delta City Council grant Mr. Steve Young permission to draft a text change to the Future Land Use Map and Zoning Ordinance to include an R-3C Zone. The MOTION was made by Member Fowles, SECONDED by Member Little, and received a unanimous vote.

TRAVELLER AND WEBB REQUEST FOR AN R-3A ZONE FOR A TEN (10) ACRE PLANNED UNIT DEVELOPMENT LOCATED AT 350 EAST, NORTH OF THE MIDDLE SCHOOL, WHICH HAS BEEN ANNEXED INTO DELTA CITY LIMITS

Chairman Dafoe entertained the motion to recommend that the Delta City Council approve the request of Traveller and Webb for an R-3A zone for a ten acre PUD. The MOTION was made by Member Watts, SECONDED by Member Lewis and carried with a unanimous vote.

JOHN CHOULES REQUEST FOR A ZONE CHANGE FROM R-3B TO LIGHT INDUSTRIAL TO BUILD WAREHOUSES OR OFFICES AT 478 WEST 200 NORTH

Mr. Choules requested that the Planning Committee table their recommendation until he researches financing for four-plex units at the site.

Chairman Dafoe entertained the motion to table the Choules request. Member Taylor made the MOTION. It was SECONDED by Member Lewis and carried with a unanimous vote.

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MARIBAH WINSOR REQUEST FOR A ZONE CHANGE FROM R-2 to R-3A AT 485 WEST, 400 SOUTH, WHICH IS WEST 200 FEET OF LOT 3, BLOCK 11, PLAT "A" DELTA TOWNSITE SURVEY

Chairman Dafoe entertained the motion to recommend that the Delta City Council approve the request of Maribah Winsor for a zone change from R-2 to R-3A. A MOTION to that effect was made by Member Watts, SECONDED by Member Taylor and carried with a unanimous vote.

LISTER, SCHMUTZ AND UDOT REQUEST FOR A ZONE CHANGE R-2 and R-1A to CB APPROXIMATELY 450 EAST MAIN TO THE CITY LIMITS AND SOUTH OF MAIN TO 2ND SOUTH

The Chairman entertained the motion to recommend that the Delta City Council approve the request of Lister, Schmutz and UDOT for a zone change R-2 and R-1A to CB. The MOTION to that effect was made by Member Fowles, SECONDED by Member Taylor and received a unanimous vote.

APPLICATION FOR ZONING ORDINANCE AMENDMENT (LANGUAGE AMENDMENT) REQUESTED BY MR. JACK FOWLES AND MR. JIM PORTER. REQUEST TO AMEND THE WORDING IN THE CENTRAL BUSINESS DISTRICT TO INCLUDE MOTELS AND HOTELS

The Chairman entertained the motion to accept the application for a language amendment to the Central Business District Zone from Mr. Porter and Mr. Fowles and to request Mr. Steve Young to draft the amendment to include motels, hotels and fast food outlets. The MOTION was made by Member Lewis, SECONDED by Member Fowles and received a unanimous vote.

FINAL DRAFT OF THE DELTA CITY COMPREHENSIVE DEVELOPMENT PLAN

Mr. Young requested that a Member of the Planning Commission review the Final Draft of the Delta City Comprehensive Development Plan with him before it goes to print. Chairman Dafoe agreed to meet with Mr. Young to review the Plan.

SELECTION OF A CHAIRMAN FOR THE PLANNING AND ZONING COMMITTEE

Chairman Dafoe having resigned from his duties as Chairman of the Planning and Zoning Committee in order to fulfill the position of Councilman on the Delta City Council asked the Committee to elect a new Chairman. Member Little made a MOTION in favor of Jack Fowles for Chairman of the Zoning Committee. The motion was SECONDED by Member Lewis and received a unanimous vote.

There being no further business Member Lewis made a MOTION to adjourn at 10:35 p.m. The motion was SECONDED by Member Watts and carried with a unanimous vote.

Don Dafoe, Chairman

Lilli Dawson, Secretary