

PLANNING AND ZONING MEETING  
JANUARY 20, 1982

NOTICE AND AGENDA

DELTA CITY BUILDING 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A PUBLIC HEARING HELD WEDNESDAY, JANUARY 6, 1982.
2. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, JANUARY 6, 1982.
3. DERRAL CHRISTENSEN: DISCUSSION OF HIS PROPERTY NEAR AIRPORT.
4. HARRIET ELIASON: PROTEST TO THE USE OF JAN WRIGHT'S WAREHOUSE FOR COMMERCIAL PURPOSES.
5. ROBERT HARRIS: REGARDING THE PHILOSOPHY OF A SUBDIVISION ON HARRIS PROPERTY IN NORTHEAST PART OF TOWN.
6. LANUGAGE AMENDMENT TO ZONING ORDINANCE.

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD JANUARY 20, 1982

Minutes of a Regular Planning and Zoning Meeting held Wednesday, January 20, 1982 at the Delta City Offices at the hour of 7:00 p.m.

PRESENT

Jack Fowles	Chairman
Pat Davies	Member
Roland Dutson	Member
Sherri Lewis	Member
Ray Little	Member
Bruce Taylor	Member

ABSENT

Don Dafoe	Councilman in Charge
Austin Astle	Member
Rochelle Watts	Member

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OTHERS PRESENT

Grant Nielson	Mayor
Willis Morrison	Councilman
Ray Valdez	Building Inspector
Bill Talbert	
Harriet Eliason	
Kevin Harris	
Gil Trujillo	
Lilli Dawson	Secretary

Chairman Fowles being present presided and called the meeting to order at 7:00 p.m. Lilli Dawson being presented acted as secretary.

MINUTES OF A PLANNING AND ZONING MEETING JANUARY 6, 1982

Minutes of a Regular Planning and Zoning Meeting held Wednesday, January 6, 1982, were presented for approval and the following correction was made after which Member Taylor made a MOTION to approve them, SECONDED by Member Davies and received a unanimous vote.

CORRECTION TO MINUTES OF JANUARY 6, 1982

Address of Ecotek National: 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.

MINUTES OF A PUBLIC HEARING HELD WEDNESDAY, JANUARY 6, 1982

The minutes of a Public Hearing held Wednesday, January 6, 1982, were read and approved upon a MOTION by Member Taylor, SECONDED by Member Lewis and received a unanimous vote.

FIRST REGULAR MEETING TO BE HELD AFTER A PUBLIC HEARING

Chairman Fowles entertained the motion that the Planning and Zoning Committee table any decision of a request for a zone change for one week after the Public Hearing and consider it at the next Regular Planning and Zoning Meeting following the Public Hearing. Member Lewis made the MOTION to that effect. It was SECONDED by Member Taylor and carried with a unanimous vote.

RESIGNATION OF MEMBER AUSTIN ASTLE FROM THE PLANNING AND ZONING COMMITTEE

The Chairman read a letter of resignation from Member Astle which would be effective February 1, 1982, after which he recommended that the Delta City Council accept the resignation of Mr. Astle and express the regret of the Planning and Zoning Board on his resignation and their thanks for the time and effort Mr. Astle spent on the Board. All members were in agreement.

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HARRIET ELIASON PROTEST TO COMMERCIAL USE OF JAN WRIGHT WAREHOUSE

Chairman Fowles read a letter of protest from Mrs. Eliason addressed to Delta City Council. He informed Mrs. Eliason that Mr. Jan Wright had an Occupancy Permit issued by Delta City. Also that the Planning and Zoning Committee had no jurisdiction because it was an enforcement matter.

Mrs. Eliason said she realized the Committee could not act on the matter but she was seeking their opinion to implement her cause.

Chairman Fowles entertained the motion that the protest of Mrs. Eliason be submitted to the Delta City Council or to those who have the authority to act on it. The MOTION to that effect was made by Member Taylor, SECONDED by Member Dutson and carried with a unanimous vote.

IMPROVEMENT DISTRICT FOR STREETS WITHIN DELTA CITY - PRESENTED BY COUNCILMAN MORRISON

Councilman Morrison told the Committee that the Delta City Council would like a couple of the Planning and Zoning Members, along with Councilman Morrison and the Mayor to look into the feasibility of forming an Improvement District within the City, for the purpose of studying all the streets in Delta for sidewalk, curb and gutter and street improvements with emphasis on the 99 foot streets to decrease the asphalt and increase the utility strips and make recommendations to the City Council.

Member Taylor and Member Lewis volunteered to serve on the Committee to study and work out a proposed street plan and make recommendations to City Council. Member Little volunteered to help out when Member Taylor is unable to fulfill the assignment.

PHILOSOPHY OF A SUBDIVISION ON HARRIS PROPERTY IN THE NORTHEAST SECTION OF DELTA - PRESENTED BY KEVIN HARRIS

The sketch plan included 55 building lots for single family residential use, a jogging track for public use and an area designated for an exercise arena for horses.

The sketch plan was left with the Committee for further study and consideration

LANGUAGE AMENDMENT TO THE PLANNING AND ZONING ORDINANCE AND FUTURE LAND USE MAP

Some of the problems discussed were as follows:

1. The amount of ground required in the official Planning and Zoning Ordinance for Multiple Housing is 1000 square feet which is difficult for developers to operate under. The

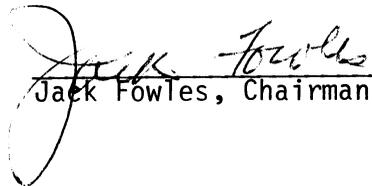
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Committee was all in agreement to amending the requirement to 1500 square feet or whatever is feasible.

2. Amending the Central Business Zone to include hotels, motels and fast food outlets.
3. Changing the terminology of some of the zones.

A MOTION was made by Member Little to allow the Chairman to decide on the terminology of the zones. The motion was SECONDED by Member Davies and received a unanimous vote. The Chairman then suggested to leave the R-3A zone and R-3B zone as they are and create an R-3C zone which would allow single and multiple housing with no commercial allowed. All members seemed in agreement, however, it was a unanimous decision to table further discussion of any language amendments until meeting on Wednesday, January 27, 1982.

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

  
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Jack Fowles, Chairman

  
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Lilli Dawson, Secretary