

MINUTES OF A PLANNING AND ZONING MEETING HELD FEBRUARY 24, 1982

Minutes of a Planning and Zoning Meeting held Wednesday, February 24, 1982, at the Delta City Offices at the hour of 7:00 p.m.

PRESENT

Jack Fowles  
Don Dafoe  
Sherri Lewis  
Pat Davies  
Bruce Taylor

Chairman  
Councilman in Charge  
Member  
Member  
Member

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Ray Little	Member
Roland Dutson	Member
Gayle Bunker	Member

ABSENT

Rochelle Watts	Member
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OTHERS PRESENT

Vance Bishop  
Ray Valdez  
Steve Young  
Lilli Dawson

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

MINUTES

Minutes of a Regular Meeting held Wednesday, February 3, 1982, were presented and approved upon a MOTION by Member Davies, SECONDED by Member Lewis and received a unanimous vote.

DISTRICT CLASSIFICATIONS

1-1. In order to effectively carry out the provisions of this Ordinance, the land within the corporate limites of the City of Delta shall be divided into the following Zoning Districts:

RR	Rural Residential District
R-1-A	Single-Family Residential (low density)
R-1-B	Single-Family Residential (medium density)
R-2	Single and Two-Family Residential
R-3	Single and Two-Family Residential
R-4	Single and Multiple-Family Residential
R-4C	Single and Multiple-Family Residential and Limited Business
MH	Mobile Home District
CB	Central Business District
HC	Highway Commercial District
I-1	Light Industrial District
I-2	Heavy Industrial District
P/Q/P	Public/Quasi-Public District

Chairman Fowles told the Committee that the City Attorney felt that they should rework the Zone Classifications so the City Council requested that the Committee take another look at the classifications and make a recommendation.

Mr. Young suggested that the above outline of the zones as prepared by the City Attorney made more logic than the present zone classifications. After some determination Member Little made a MOTION

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to recommend that the Delta City Council approve the District Classifications as outlined by the Delta City Attorney. The motion was SECONDED by Member Lewis and carried with a majority vote. Member Dafoe voted nay.

#### PROVISION FOR OFFICIAL ZONING MAP

The City Engineer will modify the Zoning Map to comply and to be declared a part of the Zoning Ordinance.

#### HOME OCCUPATION 16-11

A gainful occupation or activity conducted entirely within the dwelling unit which is clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and does not change the character thereof. A home occupation shall employ no one except members of the family who are residing in the dwelling unit and shall not physically change the building to the extent that it would alter the residential character of the building or the neighborhood in which it is located.

#### HOME OCCUPATION 16-11

A home occupation shall not change the exterior appearance of a dwelling, except that posting of a home occupation sign may be permitted. A home occupation shall not occupy more than one-third of the total square footage of a dwelling unit.

Member Taylor made a MOTION to recommend that the Delta City Council approve the Home Occupation Regulation, as outlined by the City Attorney, to be declared as part of the Zoning Ordinance. The motion was SECONDED by Member Dafoe and received a majority vote. Member Little voted nay.

#### HOME OCCUPATION SIGN 16-33

A sign giving notice of an authorized home occupation being conducted in a dwelling unit, with a maximum six of 2 feet by feet and shall not be illuminated and shall be so located as to be compatible in appearance with the local neighborhood.

Member Dafoe made a MOTION to recommend that the Delta City Council approve the Home Occupation Sign Regulation, as outlined by the City Attorney, to be declared as part of the Zoning Ordinance. The motion was SECONDED by Member Lewis and received a unanimous vote.

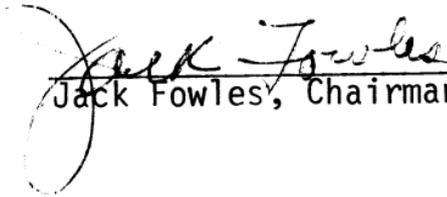
#### PLANNED UNIT DEVELOPMENT

The words "planned unit development" would be included as a permitted use under the R-3, R-4 and R-4C zoning districts.

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Member Lewis made a MOTION that Chairman Fowles and City Administrator Bishop be given the authority to work out the Planned Unit Regulation Outline above with the City Attorney and present to City Council for final determination. The motion was SECONDED by Member Little and carried with a majority vote. Member Davies voted nay.

There being no further business, Member Lewis made a MOTION to adjourn at 8:00 p.m. The motion was SECONDED by Member Davies and received a unanimous vote.

  
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Jack Fowles, Chairman

  
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Lilli Dawson, Secretary