

PLANNING AND ZONING MEETING
APRIL 21, 1982

NOTICE AND AGENDA

DELTA CITY BUILDING 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, APRIL 14, 1982.
2. IPP PETITION FOR ANNEXATION.
3. DELTA CITY PETITION FOR ZONE CHANGE (CENTRAL BUSINESS)

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4. WORK SESSION
 - A. CONDOMINIUM ORDINANCE
 - B. PLANNED UNIT DEVELOPMENT

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD APRIL 21, 1982

Minutes of a Planning and Zoning Meeting held Wednesday, April 21, 1982, at the Delta City Offices at the hour of 7:00 p.m.

PRESENT

Jack Fowles	Chairman
Don Dafoe	Councilman in Charge
Pat Davies	Member
Sherril Lewis	Member
Roland Dutson	Member
Gayle Bunker	Member

ABSENT

Rochelle Watts	Member
Ray Little	Member
Bruce Taylor	Member

OTHERS PRESENT

Vance Bishop
Ray Valdez
Roger Stowell
LaVar Cox
Gil Trujillo
Glen Swalberg
John Willie
Lilli Dawson

MINUTES

Minutes of a Planning and Zoning Meeting held Wednesday, April 14, 1982, were presented for consideration by the Committee. It was noted that the Fred Anderson property is not bordering the present City Limits at 3rd North as stated in the minutes and it was suggested that the minutes be corrected by omitting 3rd North in the description of the property.

Member Dutson made a MOTION to approve the minutes with the correction. It was SECONDED by Member Davies and received a unanimous vote.

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RECOMMENDATIONS

Member Davies suggested that each recommendation made by the Committee to City Council be accompanied by a reason for making the recommendation. All members were in agreement.

ANNOUNCEMENTS

Member Lewis announced her intention to resign from the Planning and Zoning Board due to plans to move out of the City Limits. She will submit a letter of resignation to City Council.

Chairman Fowles announced there is no Planning and Zoning Meeting scheduled for Wednesday, April 28, 1982. It if become essential to schedule a meeting members will be notified.

LETTER FROM CITY COUNCIL CONCERNING BRYCE SINGLEY REQUEST FOR A ZONE CHANGE FROM R-2 TO R-4C AT APPROXIMATELY 445 W 100 S

Chairman Fowles read the following letter:

The City Council unanimously voted to deny the request for a zone change for the following reasons:

- A. It was felt that there is already enough property within the City zoned for office space.
- B. The high density housing which could be allowed by the R-4C Zone is not compatible with the request for an office building.

DISCUSSION ON IPP PETITION FOR ANNEXATION OF WHITE SAGE PROPERTY

Comments and questions from the Committee, comments and answers from LaVar Cox and Roger Stowell are as follows:

Chairman Fowles: Will open drains be covered and who will maintain them?

Answer: All open drains on IPP property will be covered and Delta City will maintain them.

Question: Is the Development in compliance with the Delta City Master Plan and zoning?

Answer: Yes

Question by Chairman Fowles: Are the funding plans for operation and maintenance of parks in the Development being worked out?

Answer: That is correct. At the time of development IPP will come up with the required 7% of land or money in lieu of the 7% of land. Water dedication will be met at time of development.

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Question: Is there a provision made for water for IPP temporary land use?

Answer: Three acre feet per acre will be brought in which will sit in escrow and be available to Delta City. Water rates will be worked out in the final annexation agreement.

Question: Will the streets and layout of the development conform with the Delta City Ordinances and meet City Standards?

Answer: Streets will be marked and constructed in conformance with the Delta City Subdivision Ordinance. Layout of the development will meet with Delta City Standards.

Question: Will there be a fence constructed along the East side of the canal and the West side of the development?

Answer: Yes.

Question: Will there be a preliminary Title Report on the IPP Property?

Answer: There can be.

Chairman Fowles stated that he was in favor of the Development.

Member Bunker called attention to the fact that there are two parcels of land in the Development that have no development plans. He asked if the owners of those two parcels of land have to comply and if they have been notified. The answer was that the matter is being reviewed by the City Attorney. Member Bunker said he was in favor of the Development because Delta City needs the growth and needs to keep the people here.

Member Davies said the City should take a close look at how much Highway Commercial the City needs. Also the City should be sure that areas in the Development where Mobile Home Units are along a street will be buffered with landscaping. She added that she thinks the IPP Development is a good one and should be moved along as fast as possible.

Member Dafoe stated that he would like to see the property of Mr. Edgar Mills brought into the Delta City limits at the same time as the Debenham property in order to keep the boundaries of the annexation more squared. He said he was in favor of the Development and feels that IPP has been cooperative to work with on some of the problems that have been discussed, especially on parks.

Member Lewis was in favor of the Development.

The Administrator asked Mr. Stowell and Mr. Cox if the retention basin for drainage will be designed so that it will not be a hazard in the six acre park and where the fence on the Southeast end of the park will be placed as the City prefers the fence not to be on the easement in case of sewer problems. He was told that the drainage basin in the

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park will be underground and landscaped. The fence is designed to be back fifteen (15) feet from the property line and will not be on the easement.

Chairman Fowles entertained the motion to recommend that the Delta City Council conduct a Public Hearing on the annexation petition of the IPP White Sage Property along with the other participants in the petition and to recommend the following:

1. The City be aware of the open drains on the White Sage IPP Property and that they are the property of Delta City and will be maintained by Delta City.
2. Investigate the funding plan for operation and maintenance of parks in the Development.
3. Negotiate with IPP for water for temporary land use.
4. Make sure that the streets and layout of the Development will conform with the Delta City Ordinances and meet City Standards.
5. Require a preliminary Title Report on the IPP Property.
6. Verify construction of a fence along the East Side of the canal and the West Side of the Project.
7. Bring the Debenham property into the City Limits as Rural Residential because it has no development plan.
8. Exempt Mrs. Pratt from paying any impact fees, let the property remain as it is as long as Mrs. Pratt lives there unless the property changes hands, is sold, or used for another purpose, and allow her to keep her water well.

The MOTION to that effect was made by Member Dafoe, SECONDED by Member Bunker and received a unanimous vote.

DELTA CITY PETITION FOR A ZONE CHANGE

After a discussion the Chairman entertained the motion to recommend that the Delta City Council set a date for a Public Hearing to increase Central Business Zone to include all of Blocks 47, 48, 49, 50, 51, 52, 54, 57, 58, 60, 62 and 63. Also Lots 1, 7, 8, and 9 of Block 55; and Lots 1, 2, 3 and 9 of Block 56; Lots 2 and 3 of Block 45 and Lots 2 and 3 of Block 44; Lots 1 and 4 of Block 46; Lots 1 and 4 of Block 43; and East half of Lot 1 of Block 53 and that the Public Hearing be well advertised.

Member Lewis made the MOTION. It was SECONDED by Member Bunker and carried with a unanimous vote.