

PLANNING AND ZONING MEETING

MAY 12, 1982

NOTICE AND AGENDA

DELTA CITY BUILDING 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, APRIL 21, 1982.
2. DEL PARK ANNEXATION, PHASE II.
3. SHIRL DEBENHAM PETITION FOR ANNEXATION.
4. MAX A. FARBMAN. CONSIDERATION OF ZONE CHANGE.

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD MAY 12, 1982

Minutes of a Planning and Zoning Meeting held Wednesday, May 12, 1982, at the Delta City Offices at the hour of 7:00 p.m.

PRESENT

Jack Fowles	Chairman and presiding
Don Dafoe	Councilman in charge
Gayle Bunker	Member
Rochelle Watts	Member
Ray Little	Member
Bruce Taylor	Member
Pat Davies	Member

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ABSENT

Sherris Lewis	Member
Roland Dutson	Member

OTHERS PRESENT

Grant Nielson  
Don Bird  
Ray Valdez  
Vance Bishop  
Greg Whitehead  
John Willie  
Max Garbman  
Tex Searle  
Jules Dryfess  
Dan Randall  
Shirl Debenham

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, April 21, 1982, were presented and approved upon a MOTION by Member Dafoe, SECONDED by Member Bunker and received a unanimous vote.

MAX FARBMAN, DELTA FARM PROJECT, BLOCK 25, REQUEST FOR A ZONE CHANGE R-1 TO R-4 TO ALLOW FOR MULTIPLE HOUSING

A Preliminary Concept Plan for approximately 100 condominiums with common areas, on site parking, swimming pool, etc on 5.6 acres was presented. It was noted that some of the condominiums would be two stories high.

The zone change was found to be compatible with the future land use and the Committee looked with favor on the proposal. Discussed was a PUD for the project and encouraging more multiple housing in the area.

A recommendation was tabled for two weeks to allow for further research and study of review and comment sheets from City Staff.

PETITION FOR ANNEXATION OF THE DEL PARK MOBILE HOME SUBDIVISION PHASE II AND EXTENSION OF DEL PARK MOBILE HOME PARK

Mr. Randall presented a Sketch Plan of Del Park Estates.

Comment and review sheets by the City Attorney and City Engineer, both of whom recommended approval, were studied.

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Chairman Fowles called for comments and questions from all the Members.

The Chairman asked Mr. Searle and Mr. Randall if they could consider recreational vehicles in the plans for the Mobile Home Park. They replied that they would be willing to study the idea but it would not be economically feasible.

Chairman Fowles entertained the motion to recommend that the Delta City Council conduct a Public Hearing on the petition for annexation of the Del Park Mobile Home Subdivision Phase II and extension of Del Park Mobile Home Park prior to annexation into the Delta City Limits.

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

REQUEST FOR A ZONE CHANGE OF SHIRL DEBENHAM PROPERTY, WHICH IS PART OF WHITE SAGE ANNEXATION, FROM R-R TO R-3 TO ALLOW FOR MULTIPLE HOUSING

Mr. Debenham presented a Preliminary Site Plan of his property which is named Mill Pond Villa and told the Committee he would submit a formal petition and zone change fee.

After a discussion Chairman Fowles entertained the motion to recommend that the Delta City Council change the Zoning of the Debenham property, which is part of White Sage Annexation, from R-R to R-3 to allow for multiple housing.

The MOTION was made by Member Dafoe, SECONDED by Member Bunker and carried with a unanimous vote.

EMERGENCY HOUSING FOR TRAVEL TRAILERS AND RECREATIONAL VEHICLES

Administrator Bishop explained the critical situation Delta City has with travel trailers and recreational vehicles being parked in unauthorized areas around Delta City with no sewer or water facilities. He told the Committee that the Delta City Ordinance doesn't allow this type of situation but the City is in a position where they don't feel like they can enforce the Ordinance because there is no place for these vehicles to park. He said the City Council would like the Planning and Zoning Committee to recommend a language addition to the Delta City Zoning Ordinance in Section 15 as paragraph 5-B to allow emergency housing for travel trailers and recreational vehicles to be located in approved and licensed mobile home parks subject to conditions.

He also said the City Council would like the Planning and Zoning Committee to reconsider the standards of Recreational Vehicle Parks, which at the present time are the same as the standards for a subdivision, and come up with some development plans for Recreational Vehicle Parks.

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Chairman Fowles entertained the motion to recommend that the Delta City Council at its discretion and in an emergency situation may allow travel trailers and recreational vehicles to be located in approved and licensed mobile home parks subject to the following conditions:

1. Notice of such a decision by the City Council shall be published in a newspaper of general circulation within the community.
2. Such notice shall specify the reason or reasons for the Council's actions and shall set a date of termination or reinstatement of such action no longer than six (6) months from the date of enactment.
3. If the action is reinstated the above noted requirements shall be followed and a new termination date set.

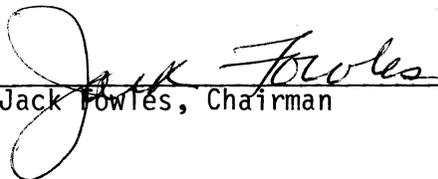
Member Watts made a MOTION to that effect. The motion was SECONDED by Member Davies and received a unanimous vote.

#### OTHER BUSINESS

The Chairman read a letter of resignation from Member Lewis.

The Committee decided to meet on Thursday, May 20, 1982, at 7:30 p.m. for a work session on the PUD Zone, Zero Lot Lines and the Condominium Ordinance and hold a Regular Meeting on Wednesday, May 26, 1982, at which time they will meet at Top's Cafe at 7:00 p.m. and convene at 8:00 p.m. at the City Office for business.

There being no further business, Member Bunker made a MOTION to adjourn at 8:45. The motion was SECONDED by Member Watts and received a unanimous vote.

  
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Jack Fowles, Chairman

  
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Lilli Dawson, Secretary