

PLANNING AND ZONING MEETING
JULY 14, 1982

NOTICE AND AGENDA

DELTA CITY BUILDING 8:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD JUNE 23, 1982
2. PETITION FOR NORTHEAST ANNEXATION.
3. COMMITTEE REPORT ON DUANE GALLI TRAILER COURT.
4. CONDOMINIUM ORDINANCE.
5. PUD ORDINANCE
6. ZERO LOT LINE (TWIN HOME)

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD JULY 14, 1982

Minutes of a Planning and Zoning Meeting held Wednesday, July 14, 1982, at the Delta City Offices at the hour of 8:00 p.m.

PRESENT

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

ABSENT

Pat Davies	Member
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OTHERS PRESENT

Vance Bishop
 John Willie
 Craig Chitehead
 Russell Greathouse
 Mike Barney

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Steve Jackson
Doug Robison
Jim Edwards
Robert Cruz
Jack Lasswell
Richard & Murry McClelland

Chairman Fowles being present presided and called the meeting to order at 8:00 p.m. Lilli Dawson being present acted as secretary.

MINUTES

Minutes of a Regular Meeting held Wednesday, June 23, 1982, were presented and approved upon a MOTION by Member Bunker, SECONDED by Member Dutson and received a unanimous vote.

NORTHEAST PETITION FOR ANNEXATION TOTAL OF 396 ACRES

Chairman Fowles read the review and comment sheets from Administrator Bishop, Engineer John Quick and Planner Steve Young. Mr. Edwards presented plat maps of the proposed annexation and Attorney Jackson, who represents the petitioners, explained how the petitioners propose to annex and how the proposed annexation is contiguous to Delta City Limits.

Administrator Bishop mentioned the following concerns that need to be addressed:

- Water dedication and drainage
- Extension of services at the expense to the petitioners
- Area needs to be master planned for roads to tie into collector roads
- Petitioners should decide and designate what zoning they want to be brought into the City limits under

SIERRA III CORP TOTAL OF 85 ACRES. PART OF NORTHEAST PETITION FOR ANNEXATION PRESENTATION OF THEIR PROPOSED LAND USE BY MR. LASSWELL

Mr. Lasswell said the 1st Phase would be Rental Units, Office Complex and a Motel. Future Land Use plans are to include Condominiums and a Mini Mall.

Some problems brought out by Administrator Bishop were as follows:

- The development plans show some multi-family development that is not in the Delta City Future Land Use Plan.
- They would have to abide by the Subdivision Ordinance.
- Park dedication requirement
- Future land use for that area is Highway Commercial which does not allow businesses such as consumer type stores and the Future Land Use Map would have to be amended to allow for Central Business.

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Chairman Fowles told Mr. Lasswell that the City supports the Redevelopment District and are trying to keep consumer type stores in the downtown area.

Chairman Fowles suggested the Committee study the petition, address some of the concerns and be ready to make a recommendation in two weeks which would be Wednesday, July 28th and in the meantime the primary petitioners could do their homework which includes complying with concerns mentioned on the Review Sheets, make a zoning map of the proposed entire area, obtain a certificate of assessed valuation of all the acreage in the proposed annexation and include the Myers and Taylor Property in the Annexation Petition because it creates an island if not annexed in with the rest of the proposed annexation.

SAWMILL DEVELOPMENT REQUEST TO COMBINE TWO DUPLEX LOTS AT 275-277 W 3RD S INTO A FOUR UNIT CONDOMINIUM DEVELOPMENT

Mr. McClelland told the Committee they have a permit to build duplexes but are building using the requirements of a Condominium and have an option on the lot next door so would be able to perform on four units.

The Chairman informed Mr. McClelland that the Committee will be working on the Condominium Ordinance in a week after which a recommendation of the Ordinance will be made to City Council.

Mr. McClelland said the same people have property on 1st S and 1st E which they hope to develop.

The Administrator advised him to attend the Public Hearing on zone changes in the Central Business Zone because it might affect the property on 1st S and 1st E and if he wanted to he could request City Council delete that property from the proposed Central Business Zone.

Chairman Fowles had to leave so yielded the chair to Councilman Dafoe.

COMMITTEE REPORT ON DUANE GALLI'S REQUEST FOR A VARIANCE TO ALLOW FOR AN R.V. PARK AT HIS MOBILE HOME PARK

Acting Chairman Dafoe read a recommendation from Member Davies who recommended that a variance be denied for the following reasons:

1. Recreational vehicle parks are not a permitted use in the Central Business Zone.
2. The trailer park is operating as a nonconforming use and the Zoning Ordinance states that no nonconforming use shall be increased.

In terms of the future, the good which might be accomplished by cleaning up the property and building an R.V. Park up to specification will not justify this requested use.

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RECOMMENDATION TO CITY COUNCIL

Member Taylor made a MOTION to recommend that the Delta City Council doesn't make any changes to the Zoning Ordinance to accommodate nonconforming uses. The motion was SECONDED by Member Watts and carried with a unanimous vote.

OTHER BUSINESS

There will be a work meeting on Wednesday, July 21, 1982, to study the Condominium Ordinance, the PUD Ordinance and the Master Street Plan. Meeting at 8:00 p.m.

The next Regular Planning and Zoning Meeting will be held on Wednesday, July 28, 1982.

There being no further business Member Watts made a MOTION to adjourn at 10:00 p.m. Her motion was SECONDED by Member Taylor and received a unanimous vote.



Jack Fowles, Chairman



Lilli Dawson, Secretary