

Minutes: PLANNING AND ZONING COMMITTEE MEETING, December 1, 1982
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PLANNING AND ZONING MEETING
DECEMBER 1, 1982

NOTICE AND AGENDA

DELTA CITY OFFICES 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, NOVEMBER 3, 1982.
2. CONSIDERATION FOR APPROVAL OF MINUTES OF A SPECIAL MEETING HELD IN CONJUNCTION WITH DELTA CITY COUNCIL WEDNESDAY, NOVEMBER 17, 1982.
3. MITCH MYERS APPLICATION FOR ZONING ORDINANCE AMENDMENT.
4. MEADOW PARK SUBDIVISION APPLICATION FOR ZONING ORDINANCE AMENDMENT.
5. BUNKER HILL PROPERTY REQUEST TO COUNTY FOR ZONING ORDINANCE AMENDMENT.
6. LAND USE MAP.
7. ENERGY POLICIES AND CHANGES IN PLANNING ORDINANCES.

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD DECEMBER 1, 1982

Minutes of a Planning and Zoning Meeting held Wednesday, December 1, 1982, at the Delta City Offices at the hour of 7:00 p.m.

MEMBERS PRESENT

Jack Fowles
Don Dafoe
Gayle Bunker
Rochelle Watts
Jim Thomas
Ray Little

Chairman
Councilman in Charge

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MEMBERS ABSENT

Roland Dutson
Bruce Curtis
Bruce Taylor

OTHERS PRESENT

Grant Nielson
Vance Bishop
John Willie
Steve Young
Glen Swalberg
Mitch Myers

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 November 3, 1982, were presented and approved upon a MOTION by Member Bunker, SECONDED by Member Thomas and received a unanimous vote.

Minutes of a Special Meeting held November 17, 1982, were presented and approved with corrections upon a MOTION by Member Bunker, SECONDED by Member Thomas and received a unanimous vote.

MITCH MYERS APPLICATION FOR A ZONE CHANGE OF PROPERTY LOCATED ON THE NORTH SIDE OF THE WHITE SAGE DEVELOPMENT

Mr. Myers explained that the proposed usage of Parcel #1 was undecided and Parcel #2 was intended for a Mobile Home Park. He would like Parcel #1 changed from Mobile Home to Highway Commercial and Parcel #2 changed from R-4 to Mobile Home.

After a discussion Member Bunker made a MOTION to recommend that the Delta City Council hold a Public Hearing for the purpose of receiving comment on the request of Mr. Mitch Myers to change the zone designation of Parcel #1 from Mobile Home to Highway Commercial and Parcel #2 from R-4 to Mobile Home on his property in the White Sage Development. The motion was SECONDED by Member Dafoe and carried with a unanimous vote.

FUTURE LAND USE MAP FOR DELTA CITY

The Chairman explained the comments and concerns of the City Council about the Future Land Use Map and called for suggestions from the Committee.

After studying the map and consideration of the comments made by the City Council, Mr. Myers and Mr. Swalberg, Mr. Young, Mr. Willie and

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the Members themselves, Member Thomas MOVED to recommend to City Council the following recommendations. Member Bunker SECONDED the motion and it received a unanimous vote.

1. Change the Future Land Use Map to show R-2 density North of Main Street as it is currently zoned R-2 on the City Zone Map.
2. Change the land use East of the canal from Central Business Commercial to Planned Unit Development Commercial.
3. Change the Future Land Use Map to show the area North of 200 South and East of 300 East from R-4 density to Central Business.

BUNKER REQUEST TO THE COUNTY FOR A ZONE CHANGE OF PROPERTY DIRECTLY WEST OF THE CEMETERY FROM RESIDENTIAL TO AGRICULTURE INDUSTRIAL WHICH ALLOWS FEED YARDS

The Chairman told the Committee that the City had been notified of this request because they own property adjacent and the City Council would like the Planning and Zoning Committee to discuss it and respond.

Mr. Bunker said they ran into too many road blocks to develop the property as residential and they can't afford to let the land just sit there so would like to put in feed yards. He reminded them that 18 months ago the City denied them annexation and with present conditions that now exist in the Council they have no intent to reapply for annexation.

Member Little made a MOTION that the Bunkers be allowed to have the zone change for the purpose they would like. Member Thomas SECONDED the motion. Member Bunker abstained. The vote was defeated because of a division.

Member Dafoe made a MOTION that Delta City Council consider the Bunker property as part of the City and the Bunkers start the procedures for annexation as residential. Chairman Fowles yielded the chair to Member Little then SECONDED the motion made by Member Dafoe. The Acting Chairman asked for a roll call vote which was as follows:

Member Watts	Nay
Member Thomas	Nay
Member Dafoe	Aye
Member Fowles	Aye
Member Bunker	Abstain

Acting Chairman Little declared the division of vote and called for a show of hands which resulted in a division of vote also. Consequently no recommendation will be made to City Council.

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ENERGY POLICIES AND CHANGES IN PLANNING ORDINANCES

Mr. Willie volunteered to work some of considerations on the Energy Policy into the City Ordinance if it is alright with the Planning and Zoning Committee and the City Council.

All were in agreement.

OTHER BUSINESS

The next Regular Planning and Zoning Meeting is to be held on Wednesday, January 5, 1982, at 7:00 p.m.

There being no further business Member Bunker made a MOTION to adjourn at 9:50 p.m. His motion was SECONDED by Member Watts and carried with a unanimous vote.



Jack Fowles, Chairman



Lilli Dawson, Secretary