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PLANNING AND ZONING MEETING
JANUARY 19, 1983x

NOTICE AND AGENDA

DELTA CITY BUILDING 7:00 p.m.

1. CONSIDERATION FOR APPROVAL OF MINUTES OF A REGULAR MEETING HELD WEDNESDAY, JANUARY 5, 1983.
2. EVANS TAGGART APPLICATION FOR A ZONE CHANGE.
3. ROBERT HARRIS: IMPROVEMENT REQUIREMENTS FOR A SUBDIVISION.
4. AMENDMENTS TO ZONING ORDINANCE.

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD JANUARY 19, 1983

Minutes of a Planning and Zoning Meeting held Wednesday, January 19, 1983, at the Delta City Offices at the hour of 7:00 p.m.

MEMBERS PRESENT

Jack Fowles	Chairman
Don Dafoe	Councilman in Charge
Gayle Bunker	Member
Ray Little	Member
Jim Thomas	Member
Roland Dutson	Member
Bruce Taylor	Member

MEMBERS ABSENT

Rochelle Watts
Bruce Curtis

OTHERS PRESENT

Grant Nielson
Vance Bishop
John Willie
Robert Harris
Juan Pelaez
Terry Hyde
Lilli Dawson

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MINUTES

Minutes of a Regular Meeting held January 5, 1983, were presented and approved upon a MOTION by Member Dutson, SECONDED by Member Taylor and received a unanimous vote.

ROBERT HARRIS PROPOSAL FOR A SUBDIVISION OF ONE ACRE LOTS BETWEEN 450 NORTH TO 650 NORTH AND 350 EAST TO 550 EAST

Mr. Harris told the Committee it was not economically feasible for him to develop the acre lots under the present City requirements for improvements. He said the lots would be ranch type situations and he felt it was foolish to require those kind of improvements for acre lots with the ranch type situation some people want. Several alternatives he mentioned were letting the land owners vote on whether they want improvements after the homes are built or developing ground closer to the services and after a profit develop the rest of the ground. He brought out the fact that the South part of the land is already in the City Limits and the North part would have to be annexed into the City Limits. He would like the Committee to address building on acre lots with gravel roads and without curb and gutter.

Administrator Bishop told Mr. Harris he could petition for a change to the Ordinance and the Committee could recommend a change.

Mr. Thomas said most loaning companies won't negotiate for land without curb, gutter and sidewalk.

Chairman Fowles said the City was bound by the Ordinance. He asked Mr. Bishop and John Willie or someone to come up with something for large lots that is compatible with the Delta City Ordinance and bring it back to the Planning Committee to work with. They will notify Mr. Harris of the results.

AMENDMENTS TO THE ZONING ORDINANCE

Mr. Willie requested that a time be set aside at the next Zoning Meeting to go through the chapters one at a time of the amendments.

The Chairman instructed the secretary to put on the agenda for February 2, 1983, 8:00 p.m. as the time for study and consideration of the amendments to the Zoning Ordinance.

There being no further business Member Dutson made a MOTION to adjourn at 9:00 p.m. His motion was SECONDED by Member Dafoe and carried with a unanimous vote.


Lilli Dawson, Secretary


Jack Fowles, Chairman