

MINUTES OF A PLANNING AND ZONING MEETING HELD FEBRUARY 1, 1984

Minutes of a Planning and Zoning Meeting held Wednesday, February 1, 1984, at the Delta City Offices at the hour of 7:00 p.m.

MEMBERS PRESENT

Jack Fowles
Craig Greathouse
Gayle Bunker
Roland Dutson
Rochelle Watts
Pat Thomas
Bruce Curtis

Chairman
Councilman in Charge

MEMBERS ABSENT

Bruce Taylor
Jim Thomas

OTHERS PRESENT

Ray Valdez
John Willie
Steve Pace
Velma Talbot
Dell Ashby
Newell Iverson
Laura Thomas
Thurmon Moody
Ron Thomas
Laura Burnham
Lily Dawson

Chairman Fowles being present presided and called the meeting to order at 7:00 p.m. Lily Dawson being present acted as secretary.

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MINUTES

Minutes of a Regular Meeting held Wednesday, October 12, 1983, were presented and approved upon a MOTION by Member Bunker, SECONDED by Member Watts and received a unanimous vote.

FINAL PLAT OF PROPOSED PARKSIDE CONDOMINIUM DEVELOPMENT IN R-4C ZONE AT APPROXIMATELY 200 SOUTH MANZANITA AVENUE (955 EAST). PRESENTATION BY STEVE PACE OF PACE REALTY

Mr. Pace presented a copy of the plat which the members studied. He explained that he represented investors from Fargo, North Dakota and that the plans are for 36 modular townhouses to be built in phases.

Mr. Pace assured the Committee that the Condominium Covenants and Restrictions will be followed, that 7% Parks Fee had been paid at the time of annexation and that location of fire hydrants had been changed at the request of the Fire Chief.

The Chairman read the review and comment sheets from the Delta City Public Works Superintendent and the Delta City Engineer then asked for comments from each member. All members present looked with favor on the development.

The Chairman entertained the motion to recommend that the Delta City Council approve the Parkside Condominium Final Plat conditional upon compliance with the review and comments by the Delta City Engineer and that common areas, limited common areas and private areas be so designated on the plat.

The MOTION was made by Member Dutson, SECONDED by Member Watts and received a unanimous vote.

PROPOSED DAY CARE CENTER AT 156 SOUTH 300 WEST IN LI ZONE. PRESENTED BY LAURA THOMAS, DESERT SAGE REALTY.

Member Thomas explained to the Committee that the day care center is to be a 4 days a week, 4 hours a day program for the emotionally handicapped over 18 years of age to learn skills in a nurturing environment so they can function in a community.

Mr. Valdez, Delta City Building Inspector, handed out to the members present Delta City zoning maps which identified the area and zoning for the proposed center and showed them other areas where a day care center would be more compatible.

He told the Committee that Mr. Ashby, Mr. Iverson and Mrs. Talbot were present to protest the location of the day care center and that there were other protests from property owners in that vicinity.

After a discussion it was the consensus of the Committee that a day care center at that location was not compatible to the area.

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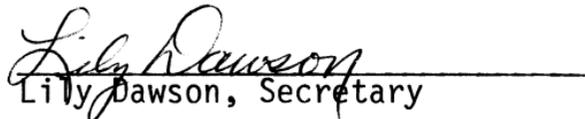
Member Thomas told the Committee that it was her understanding that those interested in the day care center had changed their minds about locating it at 156 South 300 West.

Chairman Fowles invited Laura Thomas and those she represented to come back if they found other property for the day care center and had another proposal which would meet the criteria.

There being no further business, Member Dutson made a MOTION to adjourn at 8:15 p.m. The motion was SECONDED by Member Curtis and carried with a unanimous vote.



Jack Fowles, Chairman



Lily Dawson, Secretary