

MINUTES OF THE DELTA CITY PLANNING AND ZONING COMMISSION MEETING  
HELD ON MAY 19, 1986

**PRESENT:**

Bruce Taylor, Commissioner  
Roland Dutson, Commissioner  
Robert Droubay, Commissioner  
Larry Taylor, Commissioner  
Rochelle Watts, Commissioner  
Craig Greathouse, Councilmember

**OTHERS PRESENT:**

Rex Johansen, Resident  
John Quick, City Engineer  
Warren Peterson, City Attorney  
H. Doyle Bender, City Treasurer  
acting as Secretary

At approximately 6:41 P.M. Commissioner, Rochelle Watts called the meeting to order.

Commissioner Robert Droubay made a MOTION to appoint Roland Dutson Chairman Pro Temp in the absence of Chairman, Jack Fowles and Councilmember, Craig Greathouse. The motion was SECONDED by Commissioner Larry Taylor and passed by unanimous vote of commissioners present.

**1. MINUTES:**

Commissioner Robert Droubay made a MOTION to approve the minutes of the meeting held on April 16, 1986. The motion was SECONDED by Commissioner Rochelle Watts and was passed by a unanimous vote of the commissioners present.

**2. FINAL REVIEW OF ZONING MAP FOR RECOMMENDATION TO THE DELTA CITY COUNCIL IN CONNECTION WITH THE AMENDMENT TO THE ZONING ORDINANCE:**

After review of the maps provided by City Engineer, John Quick, Commissioner Roland Dutson said that in speaking with Rayloa Tolley that they would like their property with the carpet shop to remain in the R-4 or R-4C Zone to allow expansion of the building instead of R-3.

Mr. Rex Johansen said he would like his property between 200-300 South and 300-400 East to remain R-4 or R-4C Zone instead

of the Residential Development Zone as shown on the map so he would not have to come back to the Planning and Zoning Commission to get permission to build a fourplex.

Commissioner Rochelle Watts made a MOTION to recommend for approval to the Delta City Council the Final Revision of the Zoning Map WITH EXCEPTION of the Rex Johansen Property from 200-300 South and 300-400 East to be zoned R-4 or R-4C instead of RD and the Rayola Tolley Property from 300-400 South and 400-500 West to be zoned R-4 or R-4C instead of R-3 as shown on the map. The motion was SECONDED by Commissioner Robert Droubay and passed by a unanimous vote of the commissioners present.

### **3. FINAL PLAT MAP APPROVAL REX JOHANSEN SUBDIVISION PHASE I:**

City Engineer, John Quick explained his comments on the Rex Johansen Subdivision Phase I of needing more information. Mr. Quick explained to Mr. Johansen and the Planning & Zoning Commission that the Plat Map was mostly correct; however a second drawing would be needed showing the improvements and how those improvements would work into the existing improvements. Mr. Quick made checklist for Mr. Johansen and Mr. Edwards to be in compliance with the Delta City Zoning Ordinance.

Commissioner Bruce Taylor made a MOTION to table this item until completed per City Engineer's and Public Works Director's comments. The motion was SECONDED by Councilmember Craig Greathouse and passed by unanimous vote of the commissioners present.

### **4. CHANGE OF MEETING TIME FROM 7:30 TO 8:00 PM:**

Commissioner Bruce Taylor made a MOTION to change the meeting time from 7:30 to 8:00 PM. The motion was SECONDED and passed by a unanimous vote of the commissioners present.

### **5. ADJOURNMENT:**

Commissioner Bruce Taylor made a MOTION to adjourn the meeting. The motion was SECONDED by Commissioner Robert Droubay and was passed by unanimous vote of the commissioners present.

Chairman Pro Temp Roland Dutson declared the meeting adjourned at approximately 7:05 pm.

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Roland Dutson,  
Chairman Pro Temp

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H. Doyle Bender,  
City Treasurer acting as  
Secretary

*Approved June 18, 1986 meeting*