

MINUTES OF THE DELTA CITY PLANNING AND ZONING COMMISSION MEETING HELD ON April 22, 1987

PRESENT:

Robert Droubay, Chairman
Bruce Taylor, Commissioner
Rochelle Watts, Commissioner
Roland Dutson, Commissioner
H. Doyle Bender, City Treasurer,
acting as Secretary

OTHERS PRESENT:

Ronald Haag, Resident
Judith Haag, Resident
Paul Alan Viers, Resident
Vonnie Viers, Resident
Robert Law, Resident
David Clark, Resident

At approximately 8:05 p.m. Chairman Robert Droubay called the meeting to order.

1. MINUTES:

Commissioner Rochelle Watts made a MOTION to approve the minutes of the Delta City Planning & Zoning Meeting held on April 1, 1987 as presented. Commissioner Bruce Taylor SECONDED the motion and the motion was passed by unanimous vote of the Planning and Zoning Commissioners present.

2. REQUEST FOR ZONE CHANGE FROM CD TO R4 BY AL VIERS ET AL:

The Planning and Zoning Commissioners reviewed the application, plat maps and Official Zoning Map.

David Clark, ZFNB Branch Manager said his bank as all banks are primary lenders. Then the banks sell the home mortgage loans on the secondary lender market. Mr. Clark explained that the secondary lenders have not allowed the best rate loans on homes in Commercial Zones has been a requirement for many years, however with the new low interest rates the secondary lenders have just recently started enforcing this requirement. Mr. Clark also mentioned most of the homes in the CD Zone are older homes with older residents, who would not be refinancing or selling until deaths in the family or some other major events. Mr. Clark said R1-R4 Zones are acceptable for the type of loan requested by Mr. Viers.

Mr. Viers was asked if there were any in home businesses in the area requesting a zone change. Mr. Viers said he repaired engines as a hobby and that he does not do that much anymore.

Commissioner Bruce Taylor made a MOTION that the Delta City Planning & Zoning Commission recommend to the Delta City Council hold a Public Hearing for the purpose of receiving public comment on the application by Paul Alan Viers et al for a zone change from CD to R4 on the property described as follows:

Beginning at the Southeast Corner of Lot 1, Block 50, Plat "A", Delta Townsite, thence North 123.75', thence West 247.5'; thence South 123.75'; East 247.5' to the point of beginning.

Also that the Commission gives this recommendation a positive recommendation. The motion was SECONDED by Commissioner Rochelle Watts and the motion was passed by unanimous vote of the Planning and Zoning Commissioners present.

3. OTHER BUSINESS:

Chairman Robert Droubay spoke to Councilmember Craig Greathouse about a replacement for Commissioner Ron Smith and it was recommended that Chairman Robert Droubay speak to the candidates to see their interest in serving. Chairman Robert Droubay spoke

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3. OTHER BUSINESS: (Continued)

to Doug Esplin and he would be interested in serving on the commission. Chairman Robert Droubay will speak to Councilmember Craig Greathouse and see about presenting his name to the City Council for serving.

Also Chairman Robert Droubay spoke to Councilmember Gayle Bunker about the planter strip in front of the Post Office Building. It was thought by the commission that nothing could be done by the commission at this time and that Chairmen Robert Droubay would followup with Councilmember Gayle Bunker and existing ordinances.

4. ADJOURNMENT:

Commissioner Rochelle Watts made a MOTION to adjourn the meeting. The motion was SECONDED by Commissioner Roland Dutson and the motion passed by unanimous vote of the Planning and Zoning Commissioners present.

Chairman Robert Droubay declared the meeting adjourned.

Robert Droubay, Chairman



H. Doyle Bender, City Treasurer
acting as Secretary

Approved at meeting held 3/16/88 *AKS*